

Hazelton, Laura

From: Gordon Macqueen [REDACTED]
Sent: 27 June 2017 17:48
To: Hazelton, Laura
Cc: Margaret Richardson; Jayne Mitchell; Anthony Stoll; KM Design; [REDACTED] Penny Jones
Subject: 70 Oakley Sq, NW1 - applications 2017/2190/P and 2017/2846/L

Dear Laura,

We are writing on behalf of Camden Town Conservation Area Advisory Committee regarding:

70 Oakley Square

London

NW1 1NJ

The Proposed Work: **Erection of 1st floor side and rear extension to create solarium, small ground floor rear extension and re-opening windows on 2nd and 3rd floors of the side elevation.**

We object to the solarium and opening up windows because the ground level alterations and the 'solarium' would diminish the dominance of this end-of-terrace wall in brickwork with decorative window surrounds.

This elevation of this Listed Building is carefully composed to make a dominant architectural statement in the surrounding streetscape. From behind its corner gardens it says quietly 'look at my great size, calm composure and my decoration that my owner can afford'. Any proposal that changes the wall's prominence or simplicity in any way would spoil the original intended effect.

We suspect that there never were window openings in this wall and that the rendered and moulded window surrounds are as above - a decoration and sign of status/ wealth.

(A practical reason for there being no windows on this wall in Victorian times is that the wall faces South West and would attract too much sunshine for contemporary living. Also at the rearmost 'windows' opening them up would have shown the private stair inside and upset the 'grand statement' of the wall.

At the other (north-west) end of the terrace there are windows where extra daylight is needed because of the orientation and because of the church immediately beside the wall... there is also no street level space available to view the wall from and encourage a statement.

Yours sincerely

Gordon Macqueen

Margaret Richardson and Gordon Macqueen, Co-Chairs of Camden Town CAAC