

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/4422/P	Rochester conservation area	--	06/09/2017 18:19:15	OBJ	<p>It is a pity the application form does not state that there is a large mature plane tree "within falling distance" and that the site is visible from the Camden Road.</p> <p>Camden's planning files give no information on previous applications for this site. No 160 has had a roof extension and dormer window at some time in the past. There appears also to be separation into multiple occupation.</p> <p>There is no Design and Access statement or recognition that the property is within Camden Square conservation area. Moreover, the elevation plans do not show adjacent properties as required in Camden's procedures.</p> <p>No 160 is one of the classic double-villas, with ground leases from the Camden Estate, taken by individual builders within the overall plan set by the estate manager, Mr Joseph Kay (Lord Camden's architect/surveyor a founder member of the RIBA). They were built early in the development of Camden Road north of St Pancras Way in the 1840s, with full gardens leading to a service mews behind (before Camden Square was built). Although the west side of the road has been badly damaged by twentieth century re-building, Nos 99-105, opposite the applicant site, are intact and the row uphill on the east side of Camden Road (higher 'even' nos.) also remain as important evidence of the original development. (Some are hidden behind garden trees – no 160 shares a fine plane with no 158.)</p> <p>The existing front roof extension window appears not to follow Camden's guidance: it is too wide (compared with those on the houses either side), and the ?metal frames used surround casement windows which are wrong for the period.</p> <p>The wide-eved hipped roofs of these villas, over three front windows, are a strong aspect of design, in contrast with opposite 99-101 (shallow valley roofs and front pediments) or 103-105 (narrower 2-windowed front). The public view from the road across the side of the roof is a feature which would be seriously affected by the proposed additional dormer. Slates on the walls of the dormer would be out of character.</p>