

Reed's and Rochester Place Neighbourhood Association

please reply to
Gill Scott
48 Rochester Place
London NW1 9JX

Robert Lester
Planning Services
London Borough of Camden

02.01.2018

Dear Mr Lester

Application 2017/6209/P
68-74 Rochester Place, London NW1 9JX

We wish Council officers to be aware that:
the applicant and the applicant and the agent Douglas and King Architects have failed to give a correct address for this building; not given a correct description of the proposals and accurate drawings are not supplied.

Given as **68-74 Rochester Place**: the address should be **68a-74a Rochester Place**.
It states: **this application proposes a roof level extension to a 2 storey 1970s commercial office building**. In reality **this application proposes an additional storey to the first floor portion, 68a-74a, of a 1958 industrial building [B1c]. The access to the first floor is via two small lobbies, staircases and two doors at street level**. Reference should be made to Camden's own records. We add to this document a copy of the Land registry documents [see pages 12-15] to verify the area owned.

Meeting with the agent Douglas and King architects

The agent for this application was **invited by Camden Officers** to meet members of Rochester CAAC and Reed's and Rochester Neighbourhood Association for pre application consultation. We met with the agent on two occasions; they supplied drawings. We did not comment on the proposals; we did advise about the principal of 2.5m set back at third storey level [see page 7 this document].

We remind Officers that *LB Camden's advice CPG1 states:*

3.7 We will only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and enhances the character and appearance of the area.

5.7 Additional storeys and roof alterations are likely to be acceptable if [...] there is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape; [or] There are [is] a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

5.8 Unacceptable [...] [or] buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition; [or] buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form.



The Conservation Area statement describes in detail Rochester Place: *In common with traditional Mews development, the earliest buildings in Rochester Place have a limited number of architectural elements and details and are generally uniform in plot width and in construction.* The plots are uniform being built to the same dimensional pattern as the older, early Victorian, houses in Rochester Terrace.

74-68 [including 74a-68a over] Rochester Place occupy four plot units [width]



The site

74-68 [including 74a-68a over] Rochester Place occupies four plot units [width]
In the 1890s a large number of small wagon maker's units covered the site including the electricity sub station. The owner lived at 48 Rochester Road, the corner site, overlooking the works. He built 50-52,54 Rochester Place in 1900.

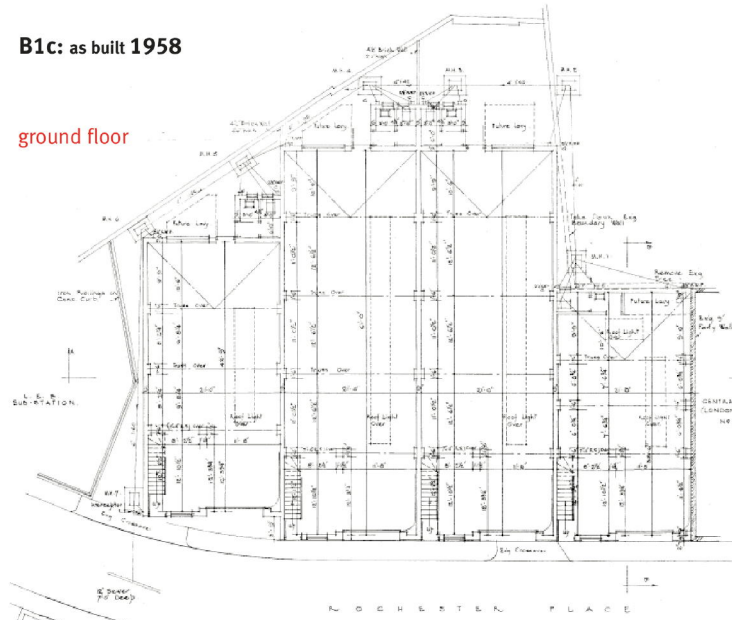
The existing building was built in the 1950s on the then bomb damaged site. For its time, it was a utilitarian piece of building used as a print works. Access to the extensive [four connected units two of 20ft by 60 ft and two of 20 ft by 40 ft], top lit, single storey works was through a narrow [12 ft: less that three meters wide] two storey 'arch' which contained the canteen, stores and works 'overseeing rooms'.

The original building had access from the gardens of the Victorian buildings behind.

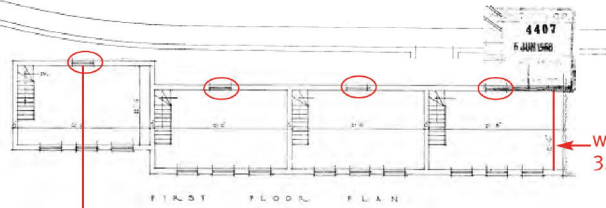
The building was separated and sold as five units in 2000.

B1c: as built 1958

ground floor



first floor

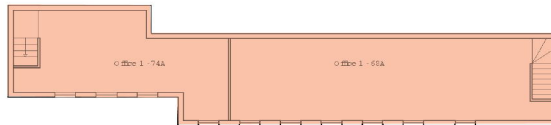


internal 'apertures' overlooking works

2016
as changed by cert. of Lawfulness
from B1c to B1office drawing supplied by the applicant

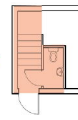
EXISTING
 First floor

first floor
 changes
 made 2000

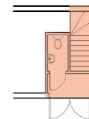


ground floor
 access

changes
 made 2000



Ground floor
 entrance and
 circulation



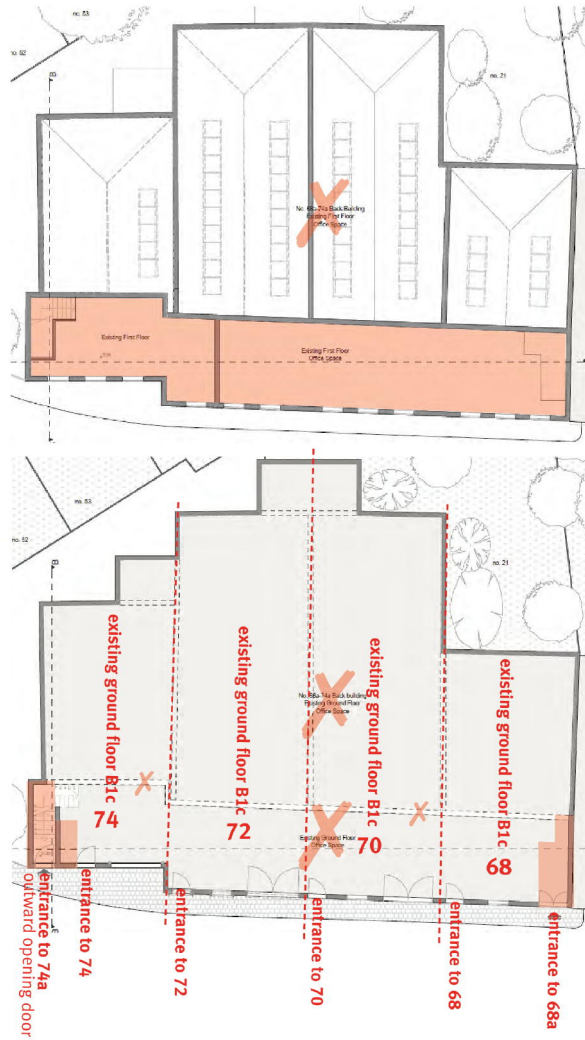
Ground floor
 entrance and
 circulation

58A - 74A Rochester Place
 scale 1:50

Reed's and Rochester Place Neighbourhood Association

drawn existing
supplied this application

*corrections are indicated
in relation to host building
and 68a-74a*



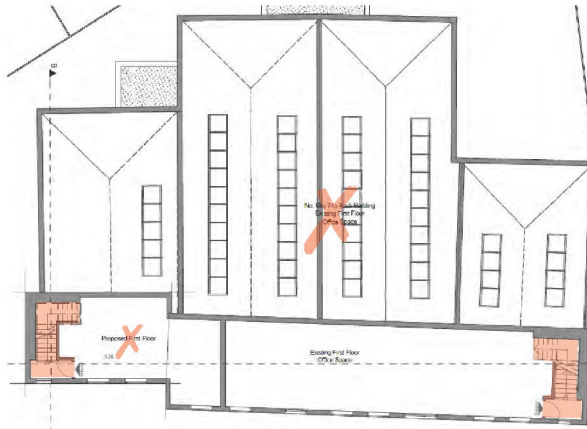
Reed's and Rochester Place Neighbourhood Association

drawn proposed
supplied this application

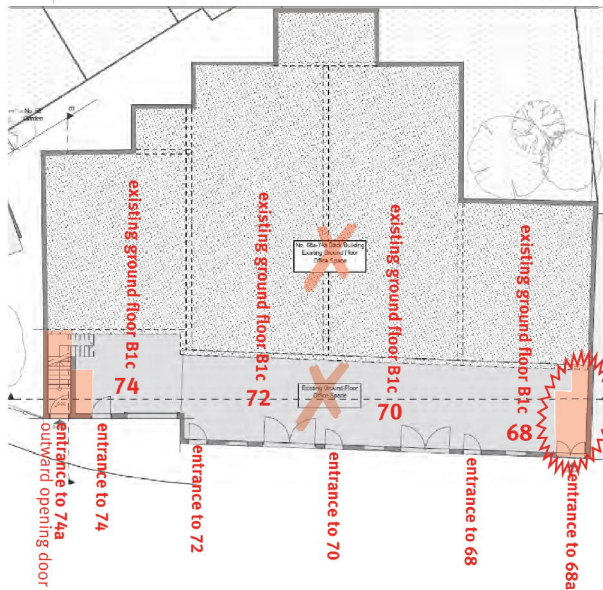
*corrections are indicated
in relation to host building
and changes to 68a-74a*



**proposed
third storey addition**



**existing
second storey
?changes to stair cases**



**existing
ground floor
entrances only
?are both entrances in use**

The principal of set back

Rochester Place is a traditional mews development consisting of predominantly one or two storey industrial buildings mainly B1c use class. Most buildings rise from the footway of 800mm with a carriageway of about 4m. Residential at, 42, 44, 46, was built as infill in the 1980s [one residential building, 40, was built in 1950s and the facade altered in 2015]; each residential has a third storey which are set back from the main facade and not visible from the street.

The whole mews was built as B1c. The first new build on a B1c site in Rochester Place was given permission in 2003 at 57-59 Rochester Place. Officers asked for a set back of 2.5m from the remainder of the front elevation at the third storey so that views from the front of the development the three storey element would not look intrusive. This was noted by the Inspector in appeal APP/X5210/A/02/1092294.

The principal of set back where three storeys were permitted in Rochester Place was established in 2001. Set back was demanded for 55, 57-59, and 61-63 Rochester Place.

Edmund Bird, Camden Senior Conservation officer wrote the para below in observations for B1c planning applications at 61-63 Rochester Place 2005.

a similar degree as occurs between nos 33 and nos 37-39, so as to avoid a monotonous roofline at this point. The top storey is however too prominent and detracts from the mews-scale of the street and should be set further back by at least 2.5ms from the parapet.

Proposed third storey

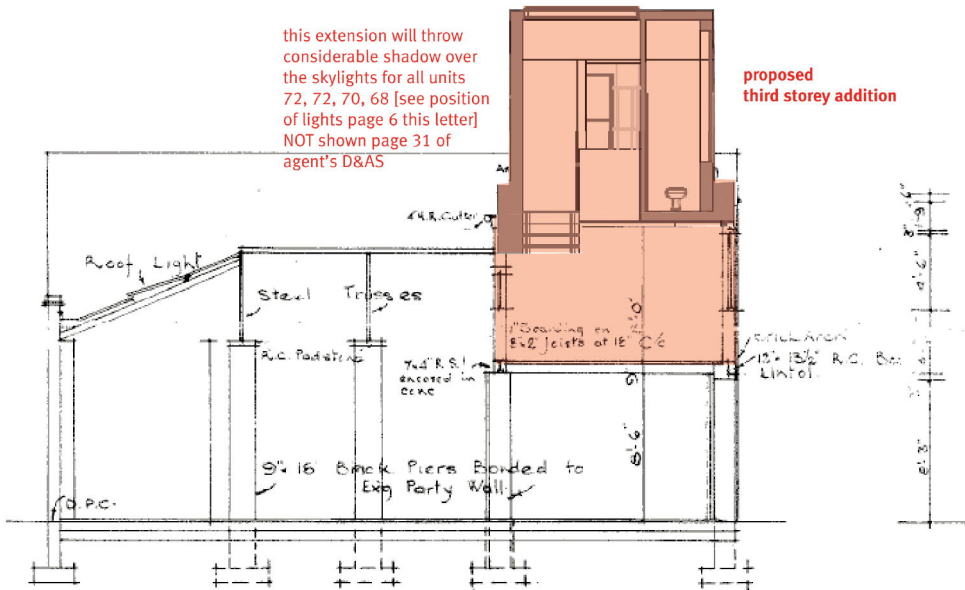
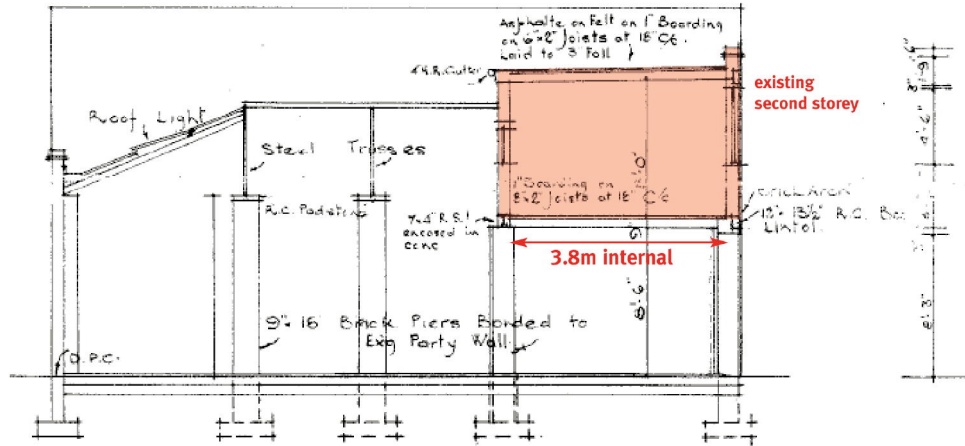
As described in the applicants D&AS the third storey is a replacement roof and a roof extension. It is a third storey which should be set back at least 2.5m.

Corrugated smoked steel panels with black aluminium framed window will be extremely prominent and extremely visible from the street. From the 11 buildings surrounding the site, from the back of the property, people will see a black wall 3.5m high [see page 8]; from the top three floors of flats, in three blocks of the Artisan Buildings, the roof scape will be visible block of random black angles.

The architect/agent contends The mass is broken up into a series of pitched roof structures that reflect the industrial nature of the host building and the context. An asymmetrical roofscape is created to reflect the nature and character of the facades along Rochester Place. Flat roofs and step-ins are introduced to increase the asymmetrical nature of the proposed roof extension. The street facing side is glazed in order to reduce the visual impact. The pitched roofs of Rochester Place are all individually symmetrical with flat roofs between reflecting the different building types [see pages 2,3]. The proposed complicated asymmetrical roof lines do not reflect any part of the street architecture; they strike a complicated discordant note which does not reflect the plot pattern. The glazing at the third storey increases visual noise and draws attention to its discordant self [it does not reduce the impact]

The first floor grid is broken up with the change in opening size and shape. Apparently four of the 12 poor quality pvc windows on the first floor are to change to break up the window pattern. The decision on change of dimensions alone is baffling and does nothing to improve the building; they will serve to draw attention to the remaining poor quality windows including those of the host building on the ground floor that do not form part of this building.

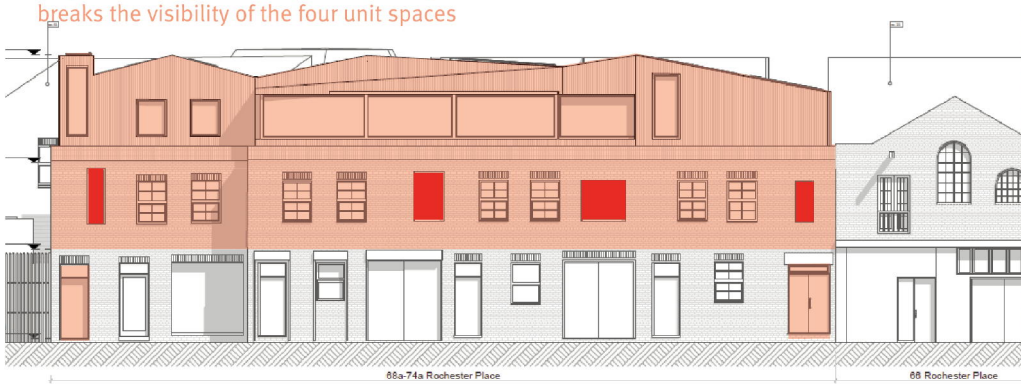
drawings for this application do not show relationship to host building;
using original drawing from Camden website – the agent's drawing of third storey is added



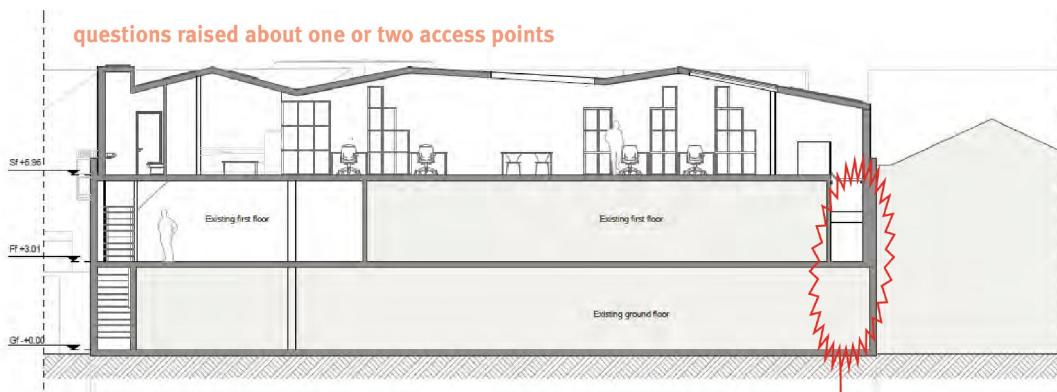
existing 68a-74a shown in red



proposed changes and additional storey 68a-74a shown in red
breaks the visibility of the four unit spaces



questions raised about one or two access points



existing
ground floor
entrances only
?are both entrances in use

Poor design: harm to Conservation area

The building which is 68-74 [including 68a-74a] detracts from the Conservation area. This application will not make it change in to offering a positive contribution.

This third storey draws attention to its poorly considered architecture; the prominence of the third storey affects the setting of conservation area; it does not preserve and certainly does not enhance the character and appearance of the area.

Officers are advised to take note of LB Camden's CPG1 3.7. 5.7, 5.8 and to refuse this application.

Required set back: not observed

This proposed third storey would be visible from the street, which officers have requested be avoided in every business application over the last 20 years. Because of the corner site the third storey would be more visible from the northern approach but visible from a longer distance from a southerly approach. Because of its position it would be visible from a large number of residential properties.

Inappropriate choice of materials

The third storey would be over prominent due to size, design, materials and position in being almost aligned with the front facade. The proposed use of dark, smoked steel panels would be more suited to an industrial estate than to a conservation area majoring on early Victorian terraces and late Victorian Mews.

Over development

This proposed third storey is a 60% increase in the height of host building on the street frontage. The applicant has the lease of the first floor only with ground floor access via the entrances and the staircases.

Harm to host building

This proposed third storey will plunge the roof lights of the host building – the single storey units at 74,72,70,68 Rochester Place in to deep shadow from 12.00 mid day. The roof lights provide the only light to the rear of the studio/units at 74,72,70,68.

We wish to be advised should this application be presented at Members briefing.

Yours sincerely

Gill Scott

for and on behalf of Reed's and Rochester Place Neighbourhood Association (traders and residents)

Title Number : NGL801796


This title is dealt with by Land Registry, Croydon Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 11 AUG 2015 at 12:16:13 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: NGL801796
Address of Property	: Unit 5, 68-74 Rochester Place, London (NW1 9JX)
Price Stated	: £181,259
Registered Owner(s)	
Lender(s)	: Coutts & Company

Title number NGL801796

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 11 AUG 2015 at 12:16:13. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

CAMDEN

- 1 (05.09.2001) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Unit 5, 68-74 Rochester Place, London (NW1 9JX).

NOTE: Only the first floor unit, flat roof and air space above together with the ground floor entrances and the staircases leading therefrom are included in the title.

- 2 (05.09.2001) A Transfer of the tinted pink on the title plan and other land dated 26 April 1958 made between (1) Daisy Wilson (Vendor) and (2) North End Properties Limited (Purchaser) contains the following provision:-

"IT is hereby declared that the Purchaser shall not become entitled to any right of light or otherwise which would in anywise affect the use of the adjoining land of the Vendor for building or any other purpose."

- 3 (05.09.2001) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 6 July 2001
Term : 999 years from 6 July 2001
Rent : £1.00
Parties : (1) Management and Production Limited
(2) Black Communications Limited

- 4 (05.09.2001) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

- 5 (05.09.2001) The landlord's title is registered.

- 6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (05.09.2001) PROPRIETOR: BLACK COMMUNICATIONS LIMITED (Co. Regn. No. 3835580) of Unit 5 , 68-74 Rochester Place, London NW1 9JX.

Title number NGL801796

B: Proprietorship Register continued

- 2 (05.09.2001) The price, other than rents, stated to have been paid on the grant of the lease was £181,259.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (05.09.2001) A Transfer of the land tinted blue on the title plan and other land dated 6 July 2001 made between (1) Edward Johannes Malta and Donald Gordon Shanks and (2) Management and Production Limited contains restrictive covenants.

NOTE: Original filed under NGL800824.

- 2 (05.09.2001) The land is subject to the rights reserved by the Transfer dated 6 July 2001 referred to above.

- 3 (05.09.2001) A Transfer of the land tinted pink on the title plan and other land dated 6 July 2001 made between (1) Edward Johannes Malta and Donald Gordon Shanks and (2) David Sims contains restrictive covenants.

NOTE: Original filed under NGL800825.

- 4 (05.09.2001) The land is subject to the rights reserved the Transfer dated 6 July 2001 referred to above.

- 5 (05.09.2001) A Transfer of the land tinted yellow on the title plan and other land dated 6 July 2001 made between (1) Edward Johannes Malta and Donald Gordon Shanks and (2) Swillingham & Spalding Limited contains restrictive covenants.

NOTE: Original filed under NGL800846.

- 6 (05.09.2001) The land is subject to the rights reserved by the Transfer dated 6 July 2001 referred to above.

- 7 (03.11.2008) The parts of the land affected thereby are subject to the easements granted by the leases set out in the schedule of leases of easements hereto.

NOTE:-The heading to the schedule should be read as if it said "Schedule of notices of leasehold easements"

- 8 (25.03.2011) REGISTERED CHARGE dated 7 March 2011.

- 9 (25.03.2011) Proprietor: COUTTS & COMPANY (Co. Regn. No. 36695) (an unlimited company) of 440 Strand, London WC2R 0QS.

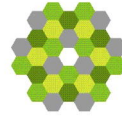
Schedule of leases of easements

- 1 Benefiting land : 74A Rochester Place
Title Number of benefiting land : .
Date of lease : 28 October 2008
Term of lease : 2 years from 28.10.2008
Registration date: 03.11.2008

End of register

Land Registry
Current title plan

Title number **NGL801796**
Ordnance Survey map reference **TQ2984NW**
Scale **1:1250**
Administrative area **Camden**



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