

General enquiry form - Ref. 21119003

Customer

First Name

Meric

Name

Apak

My enquiry is

Objection to Planning Application

2017/6209/P

68-74 Rochester Place, London NW1 9JX

The proposed development is tantamount to vandalising a historic mews street in a conservation area. I am objecting to it as a local resident on the following planning grounds, but primarily because we shall be loosing our morning sunlight, especially in winter months:

1. 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.

2. No setback 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.

3. 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.

4. 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.

5. 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.

I would like to be contacted by

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Please upload supporting documents

No files attached

About this form

Issued by

Council and Democracy
Camden Town Hall
Judd Street
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