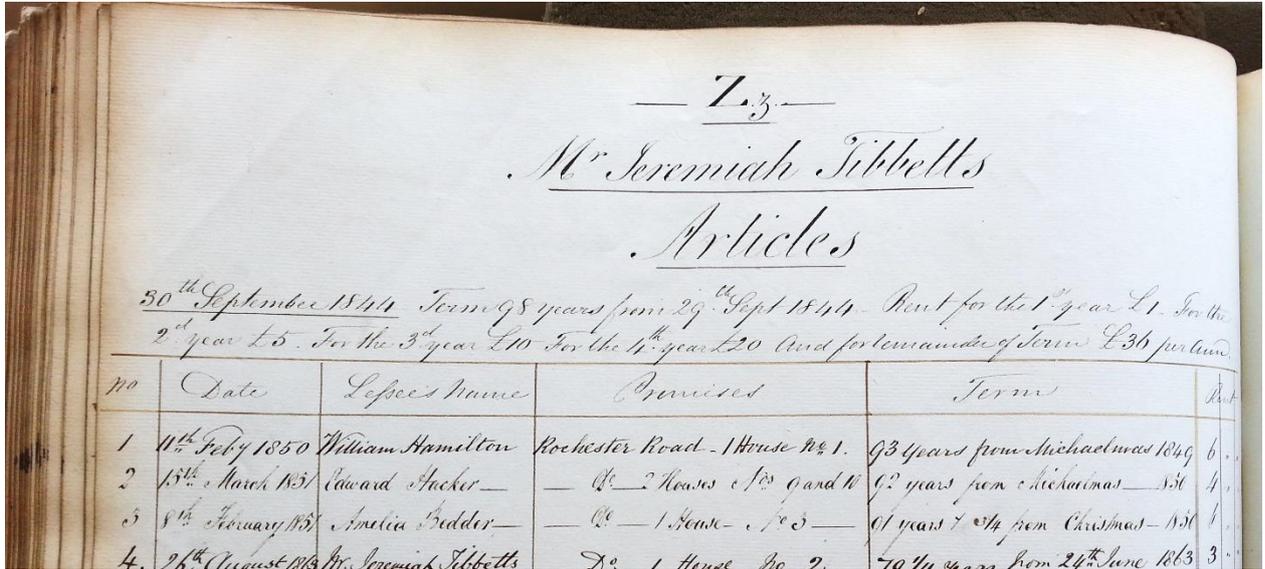


Application 2018/3072/P Land to rear of No. 1 and No. 2 Rochester Road London NW1

Site history

No 1 Rochester Road was the first house on the north side of the road to be built, in 1849, by Jeremiah Tibbetts.



In the estate map in 1875, it can be seen to have a full-length rear garden. The Camden Estate at this point is adjacent to land belonging to St Bartholomew's, an historic field boundary (which still separates NW1 and NW5 postal districts and Camden's parking zones) and without road access except at Sandall Road. The corner triangle was not used for housing development (it was originally let as nursery) and the 1875 map has pencilled in industrial works of John Witcher and Idris (soft drinks bottling). The houses are of good quality and have full-length gardens with an un-named service road.

The Rochester Conservation Area Statement, of 2002, seeks to protect Rochester Road and the remaining back gardens.



The Conservation Area statement is of 2002. Nos 1-10 are considered together with their late-Regency character commended.

The Conservation Area statement gives no grounds to support the applicant's D&A statement that "2- The site context is mixed in character and located at the edge of the conservation area; therefore, the scope for non-traditional materials is acceptable". This must be refused as a principle – the boundary was drawn to retain the Regency character, not to blend with the 'modernist' UCL campus buildings.

Camden Square Conservation Area protects the villa houses on the east of Camden Road, but those on the west side (for no clear reason) are unprotected. Houses have been built in the last twenty years on former workshops in the rear gardens. But as they were not in

Rochester Conservation Area, it is wrong for the D&A statement to propose "The scale should be set inline with the nearby mews houses and offers an opportunity to create a new mews-type streetscape. A maximum three-storey massing is acceptable set inline with the lapsed University accommodation permission. No more than 50% of the existing garden should be lost." Instead

- the mews houses are **outside** the conservation area and therefore should **not** set a standard for the conservation area

- there are no grounds for 'maximum three-storey massing' on the proposed site - UCL have land further along Witcher Place **outside** the conservation area which had received permission for development.

- the criterion of '50% of garden loss' is unacceptable anywhere along the row of back gardens. The conservation area was created in 2002 with an existing open space: the criterion should be to retain this open space fully, **not** to allow development. Open space – back gardens – is an important character of the Camden Town estate and must be protected.

Here are photographs of the site at present, showing its sensitivity for openness. The application should provide similar views which would show the considerable damage that would be created by any development of more than one storey, such as a garage or workplace.



To protect the Conservation Area character and views, this proposal must be rejected.