

Camden Square Conservation Area Advisory Committee

81 St Augustine's Road
London NW1

Date: 19 November 2018

Planning application Reference: 2018/4411/P

Proposal: Erection of infill extension at lower ground floor level, external insulation and render to existing lower ground and ground floor projecting wing; replacement of door with sash windows, additional window to side elevation and replacement of sash window with French doors at upper ground floor level including terrace and relocation of external stairs to southern boundary; replacement of conservatory with fully glazed extension with rooflight at 1st floor level; enlargement of existing dormer with hot water solar panel above and rooflight; all to rear elevation. Enlargement of dormer and relocation of rooflight to front elevation.

Summary: As it stands, we **object** to the proposed development. Concerns over unresolved technical problems indicate that the proposed development will neither maintain nor enhance the Camden Square Conservation Area and in its current state should therefore be rejected.

Comments:

1. Although the drawings are generally of a reasonable standard, certain essential structural elements are omitted in section.
2. The scale and proportion of the development do not relate to the neighbouring buildings
 - 2.1. The generally horizontal treatment of the rear extensions could be considered a reasonable contrast to the verticality of the original, but the large, wide sash window to the second floor rear extension is proportionally oversized for its high position as well as unlikely to be technically achievable as a timber sliding sash window.
3. While the internal layouts appear attractive, numerous technical issues are not dealt with.
 - 3.1. The roof to the first floor room atop the rebuilt extension is shown as completely flat and implausibly thin, and a rooflight shown in plan does not appear in rear or side elevation.
 - 3.2. The glazed doors to the basement extension are implausibly drawn, with a very thin roof immediately behind. Furthermore, the omission of the insulating lining at the NE wall would represent serious cold-bridges and not receive building control approval. It should be noted that technically unresolved representations showing roofs lower or thinner than feasible are extremely common in the planning applications we review.

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- 3.3. No slope is shown to the front dormer roof.
- 3.4. The now reduced rear dormer appears generally acceptable in size, but is inconsistently drawn. It appears smaller in elevation and section than in plan, and the solar panel is not shown in elevation. References to larger nearby dormers are irrelevant. In any case, Camden Planning should find it of interest that 84 St Augustine's Road has not been built according the approved planning application 2015/1968/P. That dormer is significantly taller and appears wider than the drawing. Calling attention to this development, of which another element has already been subject of a demolition and enforcement notice, the architect has helpfully revealed to us other aspects not constructed as drawn. Camden may also wish to take enforcement action against the much larger inset rear balcony and an apparent door to the flat roof of the extension adjacent. The other cited rear dormer, to 14 South Villas, is set over 2 M back from the eaves (about halfway up the rear pitch), reducing its prominence in comparison to the 1315mm now shown in this application.
- 1.1. Returning to the current proposal for 81 St Augustine's Road, the section and lower ground floor plan show no way of supporting the retained rear bay above if the bottom storey of it were removed. This would have a significant bearing on the new basement bedroom.
2. If the numerous technical issues were more thoroughly considered and convincingly drawn, we would be likely to find this proposal appropriate and acceptable. However, in its current state, we must recommend its rejection

Signed:
David Blagbrough
Chair
Camden Square CAAC

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