

[REDACTED]

From: Quigley, Elaine
Sent: 06 March 2019 13:23
To: Planning
Subject: FW: HPRM: 2018/5848/P 106 Camden High Street London NW1 0LU
Attachments: Screen Shot 2019-02-13 at 17.26.15.png; Screen Shot 2019-02-13 at 17.28.03.png;
Screen Shot 2019-02-13 at 17.28.56.png; Screen Shot 2019-02-13 at 17.29.23.png;
Screen Shot 2019-02-13 at 17.30.06.png

Record Number: PLD/19/20487

Hi

Can the CAAC objection be logged on M3 and uploaded to Trim – thanks

Elaine

Elaine Quigley
Senior Planner

Telephone: 020 7974 5101



From: luisa@artslettres.com [REDACTED]
Sent: 13 February 2019 23:26
To: Quigley, Elaine <Elaine.Quigley@camden.gov.uk>
Cc: Chair Ctcaac [REDACTED]
Subject: HPRM: 2018/5848/P 106 Camden High Street London NW1 0LU

2018/5848/P 106 Camden High Street London NW1 0LU

Dear Ms Quigley,

I am writing on behalf of the Camden Town Conservation Area Advisory Committee in regard to the above application which we OBJECT to. I realise that our comments are three days late - unfortunately our meeting was only scheduled for this evening and it was impossible to canvas views prior to the meeting. Our reasons for objection are set out below. I've attached views of the roof for ease of reference. I do hope that despite the lateness you are able to take our views into account.

Kind regards

Luisa Auletta
Member CTCAAC
cc. Joanna Eley, Alice Brown, Ben Wilkinson, Anthony Stoll, Penny Jones, Elizabeth Messecar.

- **We have concern about the loss of the original early historic roof form and fabric.**

The form of this roof is unusual in this location, having a rear mansard on a valley roof, behind the front parapet. The current state of the chimney stack to the south side (a fairly recent loss of structure), is very sad to note in various views of the roof (from Bing and Google) but the rest of the roof is extant under tiling.

- **We also object to the additional height at the roofline, behind the parapet, when there is a gradual stepping up from 3 storeys at the Pratt Street junction through to four storeys plus the Dutch gabled roofed of Bowman Brothers building on the corner of Greenland Street. 106 is an important mediator between the lower original houses to the south and the newer monolithic building to the north – a mansard here will be too prominent**
- **The side of the thin mansard party wall which is visible above the lower houses to the south, will be both incongruous and incorrect in form (being flat, setback by the terrace and without the articulation provided by chimney stacks).**
- **It would set a poor precedent on a row of houses that are currently in their original form.**

The mansard proposal in itself is inappropriate –

- **the front parapet must not be raised (it is not necessary to do so as the existing brickwork can be repaired in situ and the height of the parapet is slightly lower than the monolithic modern building to the north).**
- **the glazed doors to the front mansard pitch do not follow suggested historical precedent**
- **the provision of a flat roof between the mansard and parapet will result in this area being used as a terrace. Building Control will require either a compliant balustrade on top of the raised parapet, or the parapet itself will have to be raised further to 1100mm above the terrace level (not as per the drawing) changing the original facade proportions.**
- **the two extant original chimney stacks and numerous pots to the northern party wall are not retained. Loss of these would be unacceptable. It is usual to require stacks to be raised above mansards and pots reinstated.**
- **although beyond our remit, we note that the proposed two bedroom maisonette of 79 sqm has been designed to allow it to be used as a three bed (open plan kitchen/living room but with completely separate dining room with built in cupboards and adjacent bathroom). This would be unacceptable in space standard terms.**

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