

## Camden Square Conservation Area Advisory Committee

10 Stratford Villas, Flat A  
London NW1

**Date:** 16 March 2019

**Planning application Reference:** 2018/4948/P.

**Proposal:** Erection of a single storey basement floor rear extension and alterations to fenestration and garden landscape.

**Summary:** This proposal is characterised by inadequate and contradictory information, serious design flaws and is unlikely to be built as shown. It fails to maintain or enhance the conservation area. Until these issues have been resolved, it is strongly recommended that the proposal be rejected

### Comments:

1. The drawings are technically inadequate for they
  - are rudimentary
  - lack detail
  - do not provide enough context - no neighbouring buildings are shown, for example
2. It is difficult to tell whether the height and volume of the proposal appear appropriate in relation to neighbouring buildings, as no neighbouring buildings are shown.
3. The proportions of the new windows relate roughly to the existing windows on the upper floors. The roof overhang stresses the horizontality of the design, which is positive.
4. We have some concerns about the choice of materials and their colours.
  - 4.1. In the first instance, information on the materials is both sparse and contradictory
  - 4.2. Whilst the proposed drawings refer to new doors and windows as painted hardwood – unfortunately, no indication of colour is provided - the application itself describes these same windows as white uPVC. The latter would be completely unacceptable.



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- 4.3. No details are given on the new roof lights, even though they would be highly visible from the surrounding buildings.
5. Inadequate information also bedevils our comments on the durability of materials. Although hardwood windows and a fibreglass roof would be appropriate, essential information on the roof lights is missing.
6. In terms of style, the proposal is at best inoffensive. However, it would not contribute to the enhancement of the conservation area.
7. The proposal is unlikely to maintain acceptable levels of privacy.
  - 7.1. The top of the garden party wall with no.1 Agar Grove is only about 1.5m above the finished floor level of the proposed extension. This will cause overlooking concerns, as the new façade facing this party wall and neighbouring garden is almost completely glazed.
8. Overshadowing should not be a problem, as the proposed development is located to the north-west of no.1 Agar Grove. No. 12 Stratford Villas should also be unaffected, as the development does not protrude above the existing rear extension.
9. The proposed development, given the high proportion of glazing to walls and roof, is likely to produce significant and increased light pollution. No measures to alleviate this problem have been identified.
10. The proposed landscaping, with the steps connecting the two levels creating a more integrated external space, is a positive feature of the development.
11. We have significant concerns over the viability of the internal layout and technical aspects of the proposal and we question whether the development can be built as drawn
  - 11.1. Although the open space kitchen/living room area seems to be attractive in principle, there are escape route concerns. The escape route for the front bedroom, for example, is through the kitchen, but here the only window is barred. Building control may therefore require a protected corridor.
  - 11.2. The size of the new beam supporting the 5 plus metre long span with two full storeys above is inadequate.
  - 11.3. The headroom shown underneath is only 2m and is very likely to be reduced even further, if a structurally viable solution were chosen.

Secretary: Jim Humphris, [REDACTED]

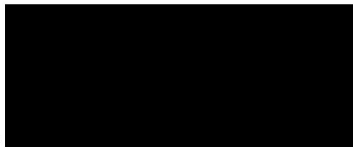
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11.4. The unresolved issues of drainage require further thought.

11.4.1. The existing external rain water pipe, for example, disappears on the proposed elevation. If it were to remain, it would run into the proposed extension!

11.4.2. An existing external manhole is located within the new extension, but is not shown on the proposed drawings. Its location there would be problematic, as communal access may be required and would thus need to be relocated

12. This proposal is characterised by inadequate and contradictory information and serious design flaws, which suggest that it is unlikely to be built as shown. We strongly recommend that in its current form the proposal be rejected.



13.

**Signed:**

David Blagbrough  
Chair  
Camden Square CAAC

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Secretary: Jim Humphris, 