

## Camden Square Conservation Area Advisory Committee

Re: 160 Camden Road, Flat B, London NW1

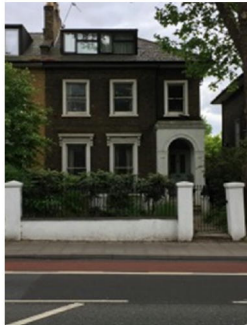
**Date:** 3 June 2019

**Planning application Reference:** 2019/2059/P

**Proposal:** Erection of replacement dormer windows on the front and rear roof slopes, together with the installation of two conservation-style roof lights on the side roof slope. (Flat B)

**Summary:** The proposal could create a visual improvement to the existing dormer window structures to the front and rear of the property. The proposal should not be further considered until the necessary additional information is supplied.

- The applicant should be requested to submit a section drawing to indicate the size, position and manufacturer of the conservation roof lights.
- We suggest a reduction in size and repositioning of the roof lights to improve their visual appearance in the SW roof slope.
- The applicant is to be requested to update both existing and proposed drawings to reflect the dormer sizes and positions that exist.
- Colours to be confirmed for new sash windows and rooflights
- The applicant to confirm that the reduced bedroom sizes resulting meet the recommended space requirement of the London Plan.
- Camden to determine that planning approval is not required for the proposed internal alterations.



### Comments:

1. The planning application form states that pre-application advice has been sought, but does not provide details of the advice received.
2. There are a number of omissions from the drawings provided.

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- 2.1. There is no reference in the application to the proposed installation of an en-suite shower room and bathroom to second floor bedrooms and consequent reduction in floor area of the bedrooms.
- 2.2. The width of the dormers as shown on both the existing and proposed NW & SE elevations are incorrect, i.e. both are drawn wider than they are. The overall width of the NW (front elevation) dormer is virtually equal to the overall width of the two existing windows to the first floor Dining Room as can be seen from the attached photograph. All affected drawings, plans and elevations must be amended accordingly and we advise that with the two new second floor sash windows aligned with the two first floor windows there is no need for a narrow margin of slate hanging to the SW side of the dormer, i.e. there only needs to be slate hanging between the two new sash windows. The window specification, double glazing, colour etc. must be indicated on the drawings.
- 2.3. A section drawing should be provided to indicate the position, size and manufacturer of the two new conservation area roof lights to the SW side of the second floor.
3. The proposed new sash windows would ideally be taller to better relate in scale to windows below. But, as they are to be installed in the existing (approved) dormer structures, height is constrained by those structures.
4. The reduction in window area effected by the removal of existing casement windows and installation of new smaller double hung sash windows and slated infill panels will be a significant improvement.
5. We consider the positioning of the proposed conservation style roof lights is inappropriate being too close to hipped ends of the main roof. We suggest that moving the windows down the roof slope and reducing the size will allow slating to be installed all around the window avoiding the awkward junction with hip tiles.
6. Colours need to be specified for the proposed dormer windows and conservation style roof lights
7. Subject to some of the issues mentioned above being addressed, we would have no objection to the proposed development

Signed:

[Redacted Signature]

Secretary  
Camden Square CAAC

Date: 31 May 2019

[Redacted Signature]