

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/4254/P	Stephen Williams for and on behalf of the Netherhall Neighbourhood Association	20/09/2019 17:17:02	OBJ	<p>This elegant highly articulated building is a fine example of residential housing along Maresfield Gardens and is recognised as such in the Fitzjohn's and Netherhall Conservation Statement.</p> <p>"From Nos. 19 the properties (along the west side of Maresfield Gardens) are mostly detached but closely grouped, elevated with raised front doors and wide steps. With less green foliage in front of them they provide a visible and interesting combination of details."</p> <p>The front façade merits a photograph in the Fitzjohn's and Netherhall Conservation Statement as an example of these properties and their details.</p> <p>The design of the street façade is a well-proportioned, coherent whole with careful articulation of doors and windows at all 4 floors visually linked by horizontal stone banding. A fine example of a detached dwelling of the period, it forms an harmonious grouping with its neighbours at 19 and 23 Maresfield Gardens.</p> <p>It can be considered as a building of outstanding importance in the Conservation Area and should be protected.</p> <p>The NNA welcome, the return of the property to its original use as a single occupancy dwelling. We have no comment regarding the proposed internal alterations and the proposal to remove the poor later erected 3 storey rear extension and extend at lower ground and ground floor levels as shown on the drawings. We have no objections to the insertion of enlarged existing dormer window and two new rooflights to the rear of the building.</p> <p>The NNA strongly objects to the alterations proposed to the front elevation.</p> <p>The proposed new window at lower ground level serves a very small room which already has a window on the side wall. It serves no practical purpose at the expense of disturbing the balance of the front façade design.</p> <p>We object to the removal of the small roof and window at 1st floor level of the front façade and the increase in height of a wall to form a balcony with the introduction of a French window. The balcony formed will be insufficient depth to serve any functional purpose. The raising of the wall would disturb the careful horizontal articulation of the façade delineated by the horizontal stone banding. It will seriously harm the balance of the currently harmonious front façade for no real benefit.</p> <p>Should the proposals to alter the front façade be withdrawn, the NNA would have no objections to the proposals but, with the front façade changes, we must object.</p> <p>We would also point out that the previous owner appears to have installed air conditioning units on the side façade at the front of the south façade at ground floor level together with external security shutters to a lower ground floor window.</p> <p>We are unaware of any approval for these and ask that the Council require their removal.</p> <p>We also point out that the drawing for the proposed alterations to the front façade is inaccurate and does not show all the stone banding correctly as is shown on the existing façade drawing, We therefore ask that the</p>

Application No: **Consultees Name:** **Received:**

Comment:

Response:

submitted drawing be corrected and ask that Camden require that the front façade should not be altered.

Stephen Williams
For and on behalf of
Netherhall Neighbourhood Association
