Camden Square Conservation Area Advisory Committee

158 Agar Grove 1st and 2nd Floor Flats London, NW1 9TY

Date: 30 November 2019

Planning application Reference: 2019/4370/P

Proposal: Erection of mansard roof extension to upper maisonette

Summary: We strongly object to the proposed development. Not only would it

harm the well-preserved scale of the whole terrace of neighbouring

buildings but as currently shown could not be built.

Comments:

The drawings are technically inadequate

- 1.1. They are extremely rudimentary and do not show neighbouring buildings.
- 1.2. There are contradictions between what is described in the design and access statement and what is shown on the drawings, e.g. the existing roof is described as a flat roof, whereas it is a lateral valley gutter roof.
- 1.3. The Design and Access statement also refers to photographs, which are missing in the proposal.
- 1.4. The proposed new "garbage" area on the second floor, which is mentioned in the design and access statement, is not shown on the proposed drawings, with no obvious space for this use on this floor.
- 2. The height and volume of the proposal appear inappropriate in relation to neighbouring buildings
 - 2.1. None of the houses in this stretch of the terrace has a roof extension
 - 2.2. If the proposal were built to the height shown though it would most likely exceed that height in order to comply with current building regulations, as the roof is shown with an improbable thickness it would stick out in an unsympathetic manner from a row of houses that are uniform in their bulk.
- The scale and proportion of the proposed development do not relate to neighbouring buildings

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- 3.1. The dormer window and terrace doors to the rear of the roof extension look arbitrary in form and size, both in their relation to each other, as well as in relation to the rest of the windows in the rear facade.
- 3.2. They would also form an alien element to the rest of the terrace, as no other house has a roof extension.
- The proposed development fails to support the rhythm of neighbouring buildings
 - 4.1. The roof extension with its proposed windows would be the only one in this undisturbed stretch of terraced houses, and would harm its balanced proportions.
- No information is provided on the material or the colour of the sash window or the terrace doors.
- Despite the claims in the Design and Access Statement, we have concerns about overshadowing
 - 6.1. The extension of the closet wing may have a detrimental effect on no.156, but inadequate information is given to make a judgment.
- 7. The provision of a roof terrace with large glazed doors may contribute to additional noise and light pollution, and no mitigating measures are shown to alleviate this effect on the neighbours.
- 8. Technical aspects of the internal layout give concern
 - 8.1. The layout of the proposed new bathrooms and WCs is poorly designed and would provide inadequate, cramped and poorly ventilated spaces.
 - 8.2. The external wall and roof thickness of the roof extension shown in plans and sections would be insufficient to comply with current building regulations (this unfortunately is not uncommon).
 - 8.3. It is unlikely that the existing timber floors would be supported by the party walls, as floor joists in houses of this period usually span front to back. It is therefore equally unlikely that the new roof timber structure could be supported that way, as is stated in the design and access statement.
- Not only would the proposal harm the well-preserved scale of the whole terrace, but as currently shown could not be built. We would strongly recommend that the proposal is rejected.

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Signed:

Chair

Camden Square CAAC

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