

## Camden Square Conservation Area Advisory Committee

158 Agar Grove  
1<sup>st</sup> and 2<sup>nd</sup> 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.

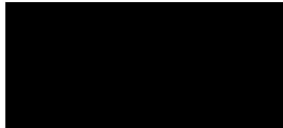
### Comments:

1. 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.
3. The scale and proportion of the proposed development do not relate to neighbouring buildings





**Camden Square Conservation Area Advisory Committee**



**Signed:**



Chair  
Camden Square CAAC

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