

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/5788/P	Gavin Henderson	05/01/2020 13:25:10	OBJ	<p>I am writing to object to two aspects of the Application:</p> <ol style="list-style-type: none"> <li>1. The removal of the existing porch</li> <li>2. The addition of a two-storey side extension</li> </ol> <p>I am objecting to these aspects of the application on the basis that the proposals:</p> <ul style="list-style-type: none"> <li>- Have an adverse effect on the character of the Conservation Area, especially as the property is designated as making a positive contribution to the Conservation Area and is in a prominent location, with the proposed alterations visible along the approach into the Torriano Cottages Character Area from Torriano Avenue.</li> <li>- Are contrary to the principles of Camden Planning Guidance 'Altering and Extending Your Home,' including the following points. Characteristic doorway features such as porches should be retained where they make a positive contribution to the character of a group of buildings (2.21); extensions should respect and preserve the original design and proportion of the buildings (3.1); side extensions should be no taller than the porch (3.9).</li> </ul> <p>Regarding the proposals I should like to highlight the following.</p> <p><b>Removal of Porch</b></p> <p>The Design and Access statement asserts, in justifying its removal, that the porch is a new/recent addition. The porch is a highly characterful element of the appearance of the house and is part of an entirely symmetrical composition of entrance porches and front-bay windows on the semi-detached pairing of 1 and 2 Torriano Cottages which establish their character and common identity. Detailing, including the arched doorway, reflects other details on 1-12 Torriano Cottages. Even if re-pointing or repair has taken place, there is nothing to suggest that this arrangement is not original. The existing porches and bay windows were comprehensively recorded fifty years ago in 1969 photographs in the City of London 'Collage' archive, at which time they were clearly felt worthy of record. The OS Town Plan 1871-1873 1:1,056 clearly illustrates the existing symmetrical arrangement of bay windows and porches. Removal of the porch would fundamentally alter the character and appearance of the property.</p> <p><b>Two Storey Side-Extension</b></p> <p>Nos 1 &amp; 2 Torriano Cottages are a symmetrical pair of semi-detached houses which form a single architectural composition characterised by its porches and front bay windows. The original design and proportion of the dwelling, and symmetrical grouping with no 1 Torriano Cottages, would be fundamentally altered/unbalanced by a two storey addition to one side.</p> <p>I am writing to object to two aspects of the Application:</p> <ol style="list-style-type: none"> <li>1. The removal of the existing porch</li> <li>2. The addition of a two-storey side extension</li> </ol> <p>I am objecting to these aspects of the application on the basis that the proposals:</p> <ul style="list-style-type: none"> <li>- Have an adverse effect on the character of the Conservation Area, especially as the property is designated as making a positive contribution to the Conservation Area and is in a prominent location, with the proposed alterations visible along the approach into the Torriano Cottages Character Area from Torriano Avenue.</li> <li>- Are contrary to the principles of Camden Planning Guidance 'Altering and Extending Your Home,' including the following points. Characteristic doorway features such as porches should be retained where they</li> </ul>

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2019/5788/P	Emma Bell and Andrew Miller	03/01/2020 10:00:41	OBJ	<p>[REDACTED] We are writing to object to the residential extension proposed at 2 Torriano Cottages.</p> <p>We believe that the design of the extension is out of keeping with the original design of the house and neighbouring houses. Currently, no. 1 and no. 2 mirror each other's style. No. 1's pretty Victorian porch presents an attractive view as you walk down the cottages from Torriano Avenue. We are concerned that the proposed modern two storey side extension will alter this irretrievably. Its style and construction is not in keeping with the 'positive contribution' made by the unique Torriano Cottages Conservation Area.</p>