

From: Rae [REDACTED]
Sent: 17 November 2019 15:28
To: Nick [REDACTED]
Cc: Jennifer Walsh <Jennifer.Walsh@Camden.gov.uk>
Subject: 14-16 Mortimer Terrace 2019/4892/P

Dear Nick

Below as agreed by you our response copied to Jennifer Walsh for the DPCAAC.

All best Rae

14-16 Mortimer Terrace 2019/4892/P

OBJECTION

Setting: This early 19C terrace with fine fenestration forms part of the setting of the group-listed buildings in Wesleyan Place and at rear the listed 137 Highgate Road. It was designated as part of the important early linear townscape development as an extension of the Highgate Village CA in 01/11/1985. This is not acknowledged in the Design and Access Statement. It transferred to DPCA 1992.

Historic Fenestration: We are most concerned about the proposed quality of replacement windows as the drawings are inadequate to show fenestration details, Note: Slimline Double Glazing (Edin) has gone into liquidation and no manufacturers details online or posted.

It is important that a CA officer assess this, Camden Council's own, application, due to the architectural significance of this early terrace (1810 confirmed by rate books) which existed at the time of the Kings Panorama mentioned in the Survey Of London Volume 19. The narrow exposed existing timber frame of the windows shows the detailing required by the London Building Act of 1774 ie deep reveals and sash boxes tucked behind outer leaf of masonry.

It is evident from the adjacent no 13, where replacement windows are not in detail like-for-like, that due care should be taken to preserve the integrity of the fenestration in this early terrace. The unsympathetic pavement well windows and some at rear elevation, are already altered and now due

to be altered again. Returning these windows to their original or more sympathetic design would not only enhance the terrace but also the setting of the adjacent listed buildings.

Note that even the fenestration of the modern 1-12 Mortimer Terrace development was well designed to compliment and handsomely harmonizes with the townscape.

14/11/19