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2019/5572/P

Alyce Jeffery
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Our consultation response to application 2019/5572/P.

The BCAAC is the advisory committee for all developments in Camden occurring within conservation areas south of Euston Road, with the exception of Hatton Garden. This application concerns the enclosure of two front porches to two Georgian houses on Bernard Street.

The committee discussed the plans and I have inspected the porches concerned. There are no details of interest and the porches themselves are unsatisfactory modifications to the Georgian buildings, most likely as ground floors were converted to shops to attract commuters after Russell Square station opened in 1906. The Edwardian character of the surviving details, strongly reminiscent of those used in nearby housing blocks, supports this. These details have themselves been eroded and damaged over time so that they are now barely recognisable. The walls and floors are of unsatisfactory materials and quality, with unsatisfactory modifications. Although no reasons are stated, we imagine this application is designed to stop inappropriate use of these porches by the public. We therefore support the enclosure of these porches and associated works.

To satisfy Policy D1 and D2 of the Local Plan, we only recommend that the new frames and doors are made in an historic style, and that painted timber is used for the frame and doors, whilst the glass of the fanlights should be heritage grade, with vertical and horizontal muntin bars, rather than a single large pane as is proposed. The entrance is too narrow for an authentic Georgian entrance to be recreated.

We recommend that this application is approved, with amendments suggested.

Yours Sincerely,

Owen Ward

