

From: [REDACTED]
Sent: 04 June 2020 14:19
To: Lawlor, Josh [REDACTED]
Cc: Chair Ctcaac [REDACTED]
Subject: RE: 2020/1105/P Camden Town CAAC comments

Please find below formal comments on behalf of the CTCAAC.

We object to a specific aspect of this scheme as outlined below, whilst welcoming the resolution of the overall design proposal.

140-142 Camden High Street is considered a positive building within the Conservation Area, being the end of a pleasing terrace of 4-5 storey late Victorian / early Edwardian red brick buildings with commercial units on their ground floors, and a variety of offices and residential premises above. The overall appearance of this terrace is of a fairly regular grid of white painted mostly original timber sash windows, with many small differences in the rich brick detailing and fenestration pattern that results in a lively but restrained appearance idiomatic of this type of development, with an interesting varied attic storey treatment.

140-142, dating from 1889, sits on a prominent corner, with the building line to the south set further back so that its side elevation is highly visible in views looking northwards along the High Street. This predominantly windowless facade is enlivened with brick string courses, an expressed flue stack (sadly with pots now missing) and highly modelled brick carved panels in several places. There are tripartite sashes marking the 45 deg. corner and towards the rear of this facade. The building provides a good foil to its more decorative neighbour, Denmoss House, on the opposite corner of Greenland Street (the purpose-built former Bowman Brothers furniture store), which is a particularly fine building with arts and crafts influences, a distinctive varied part-gabled attic storey and pleasing stone dressings and mosaics. 140-142 is thus an important pivotal building on the High Street, despite its own relatively modest appearance.

In principle we consider that the infilling of the gap above the ground floor rear extension of 140-142, facing Greenland Street, could be appropriate in view of the relatively tall buildings that already occupy this narrow side street within the commercial centre of Camden Town (in other sites, with less density of built form, such an addition would not be appropriate). This is however subject to any such proposal being of sufficiently high design quality for this important site.

The revised scheme is now considered acceptable to the Committee. The increased set-back of the second storey behind the existing brick parapet, with 300mm deep metal fins, will ensure that this design provides sufficient modelling to this new facade element. The use of Corten Steel will resonate well with the adjacent high quality red and brown brickwork, and will help to ameliorate the large expanse of glazing behind when seen obliquely from the High Street. The further set-back glazed top storey above this will have little impact on the street scene.

The Committee does not consider that the wholesale replacement of the original timber sash windows in the existing building is appropriate, however. These windows have fine sightlines with very minimal meeting rails and no horns. They are capable of being repaired, despite the lack of maintenance over the years owing to the high quality close grained wood from which they were constructed, with new timber scarfed in to replace any rotten stiles or bottom rails. The repair of existing period timber windows is more energy efficient than wholesale replacement when carried out in conjunction with the provision of high quality secondary glazing (a staff bead installation would not harm the aesthetic of the window from the interior and, if provided with acoustic glass, would substantially improve both thermal and acoustic performance). The loss of such period features on what is a relatively plain facade is unacceptable and we object to this element of the proposal.

The CAAC has every sympathy with objections received in relation to the replacement of generously sized accommodation that has housed long term tenants on lower rents, with flats that will inevitably be unaffordable to key workers and others on ordinary incomes. We are aware that there are no powers that the Council has over this aspect, other than to seek a contribution to the provision of social housing off-site, however we would ask that an informative is added to any consent to bring attention to the fact that the new units may not be short-term let out for more than 90 days in any one year.

on behalf of Camden Town Conservation Area Advisory Committee

[Redacted signature]

[Redacted signature]