

2020/1639/P: Objection to application to create an HMO at 96 Camden Road

The proposal for high-density low-quality accommodation is unacceptable. The existing house was built to good standards in the nineteenth century. Multiple occupation would be a deterioration, becoming a 'slum' property that would not fit well with the health aims of the ground-floor pharmacy. Moreover, the loss of family accommodation is contrary to Camden's housing policies.



(Google Map)

The application is

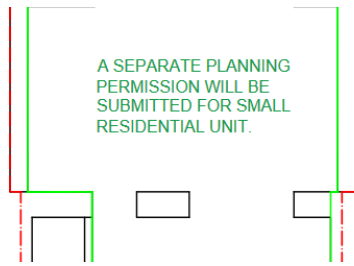
5. Description of the Proposal

Please describe details of the proposed

If you are applying for Technical Details below.

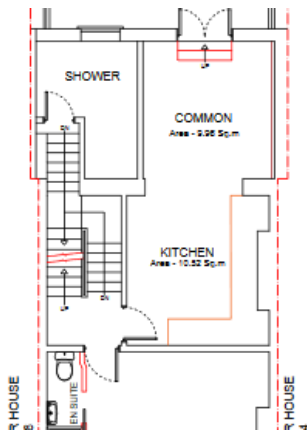
6 PEOPLE HMO

The Basement is not included in this application but the plan proposes a future further 'small residential unit'.

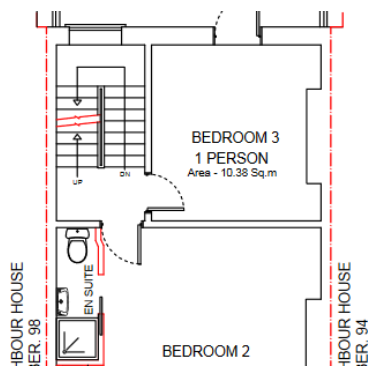


Ground floor – retains retail pharmacy with separated entrance.

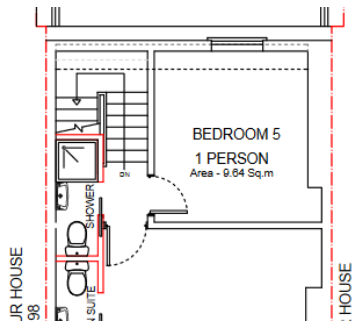
First floor – proposes 2-person bedsitter with shower and kitchen and communal level of kitchen, living room and shower



Second floor – proposes 2-person bed-sitter with shower and kitchen and 1-person bedroom without any facilities



Third floor – proposes 2-person bed-sitter with shower and kitchen and 1-person bedroom with separated kitchen and 'flying' shower & kitchen over staircase



The application **lacks**

- a written design and access statement (as recommended in the Conservation Area Statement) – there is no consideration of access, nor of fire requirements for multiple occupation, nor of LBC planning guidance for housing.
- a geographical site map (only 96 Camden Road is shown)
- elevation plans – of relevance, for example, in the third floor proposed 'flying' shower.
- recognition that the property is within Camden Broadway Conservation Area.

"Nos. 94-100 (even) Camden Road are four four-storey terraced buildings, two windows wide, constructed of yellow brick."



No 96 was built by developer John Cumberland, along with other houses on Camden Road and College Street to the canal bridges, in 1836-1840.

Camden Road railway station (formerly Camden Town Station) opposite, and North Road Bridge over the Canal, to the south, are both Grade II listed by English Heritage.

Upgrading the existing family accommodation to a higher standard would be the preferable use of investment, respecting the ideals and ambitions of the Camden Estate when it was originally built and the hopes of the Conservation Area.