

Conservation Area Advisory Committee

Advisory Committee	Camden Town
Application ref	2020/3933/P
Address	89 Plender Street London NW1 0JN
Planning Officer	Ben Farrant
Comments by	01 Nov 2020
Proposal	<p>Variation of condition 2 (approved plans) of planning permission ref: 2016/6490/P dated 31/10/2018 for</p> <p>Change of use at upper floors to a 39 room hotel (Class C1). Internal alterations to existing place of worship (Class D1); Change of use of lower ground student accommodation (Class C2) to provide replacement worship space (Class D1) and associated community and ancillary hotel space; Shared entrance at upper ground floor level; Associated roof extension and alterations to main facade, side entrances and windows, namely to make a number of alterations including: Changes to front and rear fenestration; apply render; omit lower ground floor side extension; and remove chimney, roof section, cornice and parapet addition.</p>
Objection	Yes
Observations	<p>The CAAC strongly objects to the proposed change of material on the 4th floor from Corten steel to Kingspan Panels or similar as this will result in a substantial downgrade in both quality and longevity that will visually harm this important building and will neither preserve nor enhance the CA. We disagree with the statement in the accompanying cover letter that such panellised material is more durable than Corten, and it is certainly not more appropriate - being generally associated with low-cost speculative developments. The Committee was unable to determine what the stated "omission of a cornice on the NE corner" or the removal of the "parapet addition" referred to and as such cannot comment on whether these are considered acceptable or not. We also note that the revised drawings state 'revisions of external masonry' and are concerned that these are not clearly elucidated.</p>

Documents attached

No details entered

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