

Camden Square Conservation Area Advisory Committee

9 Cliff Road, 2nd Floor
London

Date: 29 December 2020

Planning application Reference: 2020/5142/P

Proposal: Erection of roof extension with terrace to front

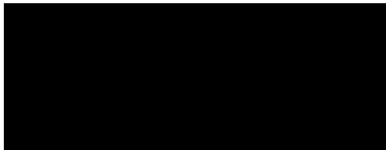
Summary: We **object** to this proposal. Apart from its technical inadequacy, the bulk, scale and proportion and rhythm of the proposal are inappropriate and would be damaging to the Conservation Area.

Comments:

1. The drawings are technically inadequate
 - 1.1. The drawings are schematic rather than showing a buildable scheme.
 - 1.2. All roof elements appear much too thin, inadequate height is allowed for roof falls, upstands, or drainage;
 - 1.3. The roof lights are shown impossibly recessed;
 - 1.4. The door to the roof terrace would end up higher with the necessary upstand sill and lintel above;
 - 1.5. The 2M stair headroom could not be achieved without raising the roof and the landing structure would block the top of the window, etc..
2. Even if it were buildable as drawn, this scheme would add inappropriate bulk above the roof of a group of mid-19th Century buildings with no roof extensions.
 - 2.1. This structure would be obtrusive from the rear but also from angled and more distant views.
3. The scale and proportion of the proposed development do not relate to nearby buildings
 - 3.1. This ungainly design looks like an attempt to produce a scheme that might get planning permission after the rejection of previous applications, rather than relating to the original structure in terms of scale or proportion
4. The relationship between the halves of this semi-detached pair would be spoiled by this extension. The relative consistency with the next group SW in Cliff Road would also be lost.

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5. The is proposal for a roof extension should be rejected. The concept of an extension on the undisturbed roofs of this group of Victorian properties would harm the Conservation Area. Moreover, if drawn to be buildable and to satisfy building regulations the extension would be significantly larger.



Signed:
David Blagbrough
Chair
Camden Square CAAC

Date: 29 October 2020