

London Borough of Camden
2nd Floor
5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

Sent by email: planning@camden.gov.uk

08 February 2021

Our ref: 04 02 18

Dear Charlotte Meynell,

37 Primrose Hill, Quickwood Sector, Chalcots Estate, London NW3

The Twentieth Century Society has been alerted to plans to build extensions to a number of houses in the Quickwood sector of the Chalcots Estate under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020. This permits the construction of additional storeys on buildings that were built after the 1st July 1948. An application for Prior Approval was submitted for the erection of an additional storey to 25 Primrose Hill (Ref: 2020/5570/P) and the same was recently submitted for 37 Primrose Hill (Ref: 2020/6010/P)

The Society wishes to reiterate its comments made on the 23rd December in response to 2020/5570/P. We consider the estate buildings to be Non-Designated Heritage Assets (NDHAs) which should collectively have Conservation Area status. The Chalcots Estate was built between 1965 and 1970 to the designs of Dennis Lennon and Partners. The Quickwood sector was the first part of the Chalcots Estate development to be constructed in the mid 1960s and is a collection of low-rise, 2 to 3 1/2 storey houses and communal green space. Houses of uniform design and scale are arranged in rows and all have distinctive flat roofs.

We believe the rooftop extensions proposed are too substantial and will drastically alter the massing of the houses, having a negative impact on the heritage significance of these individual buildings. Piecemeal extensions will also disrupt the unity of the collection of buildings and will lessen their group value. The Society therefore urges the council to issue an Article 4 Direction for the Quickwood sector to allow for greater control over the proposals.

I hope that these comments are of use to you. Please do not hesitate to contact me if you have any further queries.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Charlotte Meynell'.

Coco Whittaker

Caseworker

Twentieth Century Society

Remit: The Twentieth Century Society was founded in 1979 and is the national amenity society concerned with the protection, appreciation, and study of post-1914 architecture, townscape and design. The Society is acknowledged in national planning guidance as the key organisation concerned with the modern period and is a constituent member of the Joint Committee of the National Amenity Societies. Under the procedures set out in *ODPM Circular 09/2005*, all English local planning authorities must inform the Twentieth Century Society when an application for listed building consent involving partial or total demolition is received, and they must notify us of the decisions taken on these applications.