

Camden Square Conservation Area Advisory Committee

64 St Augustine's Road
London NW1

Date: 12 February 2021

Planning application Reference: 2020/5378/P

Proposal: Amalgamation of 2x 1-bedroom flats into 1x 4-bedroom maisonette at lower ground and ground floor level, erection of a three-storey rear extension at lower ground, ground and first floor level, installation of terrace and balustrade at ground and first floor level and external staircase to rear garden at ground floor level, addition of 2x rooflights on rear roof, erection of an outbuilding in rear garden and associated works.

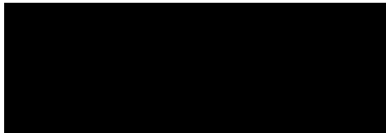
Summary: Subject to the provision of further details of the ancillary garden building and the imposition of conditions outlined in para 3, we have no objection to the proposal

Comments:

1. Whilst the drawings are generally technically adequate, they reveal a number of discrepancies.
 - 1.1. Top floor flat (flat 04) is stated as not being part of this application. However, the rear elevation and roof plans both indicate the installation of 2 new roof-lights, as well as the replacement of existing sash windows at this level; all of which will serve the top floor flat.
 - 1.2. The application to provide an ancillary building at the end of the garden has been referred to as following the principles of "permitted development rights". However, as the application site is divided into flats, permitted development rights do not apply and thus more detail needs to be provided
 - 1.3. There is little detail, for example, as to the final appearance of the ancillary building. The footprint of this building is fairly large at 6.6 x 6.6m which will present a vast area of flat roof to the overlooking terraces. Consideration might therefore be given to the roof finish or even to consider a planted roof, for visual and sustainable benefits that this would bring.
 - 1.4. Further details of the ancillary garden building should be requested.

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2. In terms of scale and proportion, the proposal replicates extensions which have been carried out on the adjacent (attached) house at number 66. These were approved in 2014. That being said, whilst the extension does not exceed that of adjacent properties, it does, nonetheless verge on overdevelopment.
3. Whilst the proposal states that the materials will match those on both existing and adjacent properties, it is strongly recommended that the materials should still be conditioned to ensure that adherence to the "brick to match existing" claim and that the proposed new glazing (sash windows and large format bi-fold doors) are of appropriate detail.
4. The proposed staircase connecting upper ground floor and the garden has the potential to introduce overlooking. However, the upper ground floor level and first floor level terraces already do this. Since there is already a first floor level terrace in place at number 66, the overlooking would be reciprocal. Screening has been proposed to avoid overlooking from the raised ground floor terrace.
5. It is assumed that as the proposal reduces the number of units within the block from four to three, the impact on parking is likely to be unchanged or even marginally improved.
6. Subject to the provision of further details of the ancillary garden building and the imposition of conditions on bricks to match existing and the installation of double glazed sash windows and timber- framed doors to match those they replace, we would have no objection to the proposal.



Signed:
David Blagbrough
Chair
Camden Square CAAC

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