

Conservation Area Advisory Committee

Advisory Committee	Camden Town
Application ref	2020/5037/L
Address	48 Mornington Terrace London NW1 7RT
Planning Officer	Nathaniel Young
Comments by	10 Jan 2021
Proposal	Removal and installation of replacement sash windows and drainage pipe (front elevation); alterations to internal walls and plan form; new/replacement shutters, flooring, ceiling, and fireplaces and surrounds; replacement staircase; alteration to front lower ground steps; rendering of vault; alterations to joinery; removal of rear wall and erection of fully glazed full width rear extension and glass roof to rear return (retrospective).
Objection	Yes
Observations	<p>The Camden Town CAAC strongly objects to this retrospective application. The very extensive works undertaken without consent would not have been approved had a Listed Building application been made prior to construction, and it is important that this fact is taken into account when determining this application. As such the Committee considers that granting retrospective approval for the works as set out would be wholly inappropriate and unacceptable, and would neither preserve nor enhance the Conservation Area. It would also potentially set a dangerous precedent.</p> <p>We note in particular the substantial loss of original timber joinery (windows, shutters etc.) and other notable interior features (fireplaces and surrounds) which would in any other circumstances not be given approval. The Committee can also not support the extensive alterations to the internal plan form which are considered harmful to the special interest of the building, along with removal of the top floor ceilings to create a mezzanine level, and plaster on the walls.</p> <p>The Schedule of Works and Heritage Statement justifies the</p>

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loss of fabric, materials and plan form by suggesting that the originals were of no consequence and / or were degraded. It is the Committee's view that original fabric is of high merit, and in the case of houses of this age such details are always repairable using matching materials.

The resizing of the lower ground floor window, which is an alteration to the front facade, has resulted in a window with incorrectly proportioned glazing panes. Indeed the Committee is unable to support the assertion that works regularise the fenestration with adjoining houses when, in fact, the delight of this Listed terrace stems partly from its overall uniformity whilst individual houses display an interesting variety of fenestration patterns acknowledging the gradual decline of the fine terrace as the presence of the railway increasingly impinged upon its residents. We therefore do not concur with the statement that: "This work regularises fenestration to achieve a uniformity with other windows evident across the wider designated façade. Works do not affect special interest but are appropriate and therefore enhancing with respect to the status quo. " which is used to justify the replacement of all windows above basement level with 6 over 6 sashes.

The addition of a soil pipe to the front elevation is particularly egregious and results in substantial disfigurement to the primary facade of this fine Listed terrace.

Removal of the rear wall at the basement level and addition of a full width fully glazed rear extension which rises above basement level is considered detrimental to the rhythm of the rear elevation of the terrace, and the glass roof to one side of the rear extension at ground level creates what becomes in volume a full width extension at ground floor too - again a move that has been refused in a number of other applications.

In summary we consider that the changes made are highly significant and detrimental to the host dwelling and therefore that retrospective approval should not be given. Whilst far from satisfactory in result, it is the Committee's view that the applicant should be required to reinstate the most important

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historic features in a like-for-like manner using historically appropriate materials, including the previous more cellular nature of the plan form.

Documents attached

No details entered

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