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**From:** no-reply@camden.gov.uk  
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**To:** env.devcon@camden.gov.uk; udr@camden.gov.uk; Planning  
**Subject:** Conservation area advisory committee comments form  
**Attachments:** 21675027.htm; 21675027.xml; 21675027.pdf

CONSERVATION AREA ADVISORY COMMITTEE

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Advisory Committee:

Application ref: 2021/0822/P

Address: 58 Malden Road London NW5 3HG Planning Officer: Adam Greenhalgh Comments by: 18 Apr 2021

Proposal: Change of use from shop to one self contained 2 bedroom (3 person) flat

Objection: Yes

Observations: West Kentish Town CAAC objects to the change of use for the following reasons:

- 1 The shop unit should remain as retail. This is a primary link from Malden Road, past Rhyl Primary School and then east to north end of Talacre Road, Athlone Street, Holmes Road, etc. or north via Bassett Street and Allcroft Road.
- 2 As an active frontage it polices this important corner - the other conversion of shops to residential use on corners along Malden Road have resulted in dead elevations and give nothing to the area. There are also no other shops for several hundred yards in all directions.
- 3 The building was designed as a shop, as demonstrated by the curved corner above what would have been the original entrance. It should remain as such.

The design proposals are not of an acceptable standard for a conservation area and the application documents are inaccurate (the plan and elevation do not relate to each other). If the change of use were to be considered, a much more considered design proposal would be required. We note that:

- a The entrance stair to the basement flat to Malden Road would go straight past the second bedroom, compromising privacy.
- b The drawings are incorrect and inadequate and should be amended to show the correct layouts, size of windows, door positions, adjacent context - basement entrances, light wells, other entrances, kerb line etc. A full commentary is not possible until this is done, (although points 1-3 above would propose it is rejected anyway).
- c U-PVC windows unacceptable and contravenes CA guidance.

Whatever is done, a railing to define the territory on Rhyl Street is needed. The current cluster of rubbish, AC units, pipework etc is unsightly and detracts from the conservation area.

DOCUMENTS ATTACHED

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No details entered

ABOUT THIS FORM

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5 Pancras Square  
London N1C 4AG  
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