

Conservation Area Advisory Committee

Advisory Committee Camden Town

Application ref 2021/1994/L

Address 52 Oakley Square London NW1 1NJ

Planning Officer Antonia Powell

Comments by 30 May 2021

Proposal Minor external works and internal alterations

Comment Yes

Observations Whilst we have no objections to the proposals overall we would note two things which are of concern:

1) the proposed damp-proofing works are mentioned without confirming which system is to be adopted. Tanking (using a liquid membrane) or other directly applied waterproofing product (such as Sika render) which results in hydrostatic pressure build-up would not be appropriate for the building and is likely to fail over time, also driving dampness higher up the walls. A vented and (if necessary drained) cavity membrane behind internal wall finishes (such as the Newton or Delta system) would be preferable and not result in damp being driven higher up the walls.

2) the proposed addition of egg and dart cornice, strap work elements and ceiling rose are conjectural. Plaster embellishments should be run in situ to give authenticity, with squeeze moulds taken of the existing cornice if such replacement is required. An off-the-peg plaster moulding is unlikely to have the correct profile and the strap work elements are felt to be a mistake which will not enhance the interiors as desired. Indeed the Committee believes that this proposal is detrimental to the significance of the relevant rooms and cannot be supported.

Documents attached

No details entered

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