

Camden Square Conservation Area Advisory Committee

146 Agar Grove, Basement Flat

Date: 26 May 2021

Planning application Reference: 2021/0972/P

Proposal: Demolition of existing single storey rear extension and erection of new single storey rear extension, to flat.

Summary: We have no objection to the proposed development: it is an improvement on the existing structure and will not have a detrimental impact on the Camden Square Conservation Area

Comments:

1. The drawings are technically adequate
2. As far as its bulk is concerned, the proposed new extension is of the same height and depth as its immediate neighbour at no. 144, as well as several further lower ground floor extensions in Agar Grove, e.g. at nos. 142 and 152.
3. The proposed glazed sliding doors are of a similar scale and proportion as those at a number of rear extensions nearby, e.g. at 142, 138 and 136.
4. The proposed style would be appropriate for the building and its surrounding and an improvement on the existing extension, which has little to commend it.
5. There may be an issue with overshadowing. As the building line of the proposed new extension will be in line with that of no. 144, this may have a slight detrimental effect on the lower ground floor window of no. 148.
6. The proposed new extension replaces an existing structure of no particular architectural value. Even though the proposed new extension is marginally higher and deeper than the one it is to replace, it is still in line with its immediate neighbours and would not be detrimental to the Conservation Area. We have no objection to the application



Signed:
David Blagbrough
Chair
Camden Square CAAC

Date: 26 May 2021

Secretary: Jim Humphris, 88 Agar Grove, NW1 9TL

