

Conservation Area Advisory Committee

Advisory Committee	Camden Town
Application ref	2021/3724/P
Address	Car Park Clarkson Row London NW1 7RA
Planning Officer	Jennifer Walsh
Comments by	03 Oct 2021
Proposal	Development of existing car park with the erection of a four storey building comprising 8 residential dwellings (Class C3) (1 x studio, 4 x 1 bed and 3 x 2 beds)
Objection	Yes
Observations	<p>The CTCAAC objects to the application for the following reasons:</p> <p>Scale and Bulk</p> <p>The building is located too far forward on its plot which causes it to loom over the houses immediately to the north, and this impacts negatively on both that small terrace and on the street scene in general. The primary facade of the building should be in line with the front facade of the adjacent houses, (which corresponds with the historic building line in this locality). The side wing should be reduced back further still. The top storey should also be set back so that the terrace's eaves line is acknowledged more strongly as the immediate context.</p> <p>It is important for the setting of the taller Listed houses in Mornington Crescent, and the presence of the even larger iconic Carreras building behind, that the small scale of the fabric to the rear of these edifices is maintained. The context to the west, south and east of the site are single storey walls (the railway cutting, garages, and garden walls). The preservation of this hierarchy of scale is fundamental to long views of the rear of the Crescent, which is an important set piece of urban planning within the Conservation Area.</p> <p>In summary, the Committee's view is very much in accord with LB Camden's pre-app advice in regards to the scale of</p>

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this proposal, and we do not believe that the applicant has reduced the bulk of the building sufficiently to address this advice fully. The reductions that have been made to date have also negatively impacted on the overall design and therefore the quality of design is not sufficiently high enough for such a prominent backland site.

Precedents

In Part 1 of the Design and Access Statement, planning precedents of bulky residential developments are cited. Carlow House in Miller Street is two streets away and is an inappropriate reference for justifying the scale of the development, being a former office building that is nevertheless very tucked away between two narrow side streets, completely unlike the exposed site in Clarkson Row where all elevations will be highly prominent. The new residential blocks within Regents Park Estate to the south are similarly too distant to have any bearing on Clarkson Row, as they respond to other taller estate blocks in their locality. Reference is also made to the Euston Area Plan and the future development within the railway cutting. A current application for a Network Rail access ramp at the end of Clarkson Row, indicates that the arrival of housing in the cutting here is highly unlikely. Future potential development is also not the current context by which the proposal is to be judged in the Conservation Area.

Other Concerns are addressed more fully in attached comments but broadly cover the following:

- Amenity roof terraces and the provision of mechanical plant on the roof which will result in unacceptable levels of disturbance and a loss of visual amenity. These are not acceptable in a development of this size.
- Loss of light and open views to neighbouring properties.
- Inadequate consideration of solar shading leading to the need for comfort cooling which is unsustainable.

Documents attached

No details entered

Documents attached

[Annotated visual](#)

[CTCAAC Comments in full - 2021/3724/P](#)

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