

Camden Square Conservation Area Advisory Committee

20 South Villas
London

Date: 17 October 2021

Planning application Reference: 2021/3779P

Proposal: Erection of single storey rear extension following demolition of existing conservatory.

Summary: Given the technical inadequacies of the drawings, paucity of information and the excessive bulk of the proposed development, we recommend that the application be rejected

Comments:

1. We have concerns over the technical adequacy of the drawings particularly in relation to the requirements outlined in the 2018 Guidance Notes for planning applications in a conservation area. In this context the application is incomplete in a number of areas
 - 1.1. As the proposed development has a larger footprint and greater height than the existing building, a Design and Access Statement is required. This has been omitted from the papers submitted with the application. It should also be noted that the DAS should include a heritage statement
 - 1.2. No figured dimensions have been provided for the proposed extension
 - 1.3. In a conservation area the scale of the submitted drawings should be 1:50, not 1:100.
 - 1.4. The proposed development appears higher than the existing boundary wall with no 21 South Villas. If this be the case, then a side elevation of the proposal is required
 - 1.5. No photographs have been submitted.
 - 1.6. The height and volume of the proposal are excessive.
 - 1.7. The existing conservatory, based on the current application, is 2.60m high to the apex of the lantern light and the proposed new orangery, with lead clad lantern over clerestory lighting, is 3.25m high an increase of 65cm. It is also worth noting that the lead covered lantern will be far more bulky than a glazed lantern.
 - 1.8. Adding the clerestory and describing the new structure an 'Orangery' could be interpreted as a deliberate ploy to enable the developer to define the

Secretary: Jim Humphris, 88 Agar Grove, NW1 9TL Tel 020 7267 3621

Camden Square Conservation Area Advisory Committee


proposed structure as an extension. In so doing the development could extend the full width of the site whereas according to Camden design Guidance this is not permitted for a conservatory.

- 1.9. An extension should be secondary/subordinate to the building being extended. This proposal does not meet the requirement of the Camden Planning Guidance, Design, document, July 2015.
- 1.10. The Design Guidance stipulates that conservatories should normally 'not extend to the full width of a building' as this proposal does.
2. The scale and proportion of the proposed development relate neither to the original building or adjoining buildings
3. The style of the proposed development, particularly in relation to its bulk, does not enhance the conservation area.
4. Given that the proposal envisages the construction of a new party wall with 21 South Villas, there is potential for overshadowing. However, this will not become clear until a side elevation is provided.
5. No information has been provided on any proposed landscaping thus making it impossible to assess whether it preserves or enhances the Conservation Area
6. Apart from the incomplete application and questions around the full width of the proposal, the overall bulk of the proposed extension/orangery/conservatory overshadows the host building and may be detrimental to the amenity of 21 South Villas. 19 South Villas has been extended to the full width of the building, but this is not in accordance with current planning guidance and as a general rule on this East side of South Villas it appears there are few added rear extensions.
7. Given the technical inadequacies of the drawings, paucity of information and the excessive bulk of the proposed development, we recommend that the application be rejected. It neither supports nor enhance the conservation area. Indeed, it is questionable whether this poorly presented application should ever have been accepted for consideration in the first place.



Signed:
David Blagbrough
Chair
Camden Square CAAC

Date: 17 October 2021

 Jim Humphris, 88 Agar Grove, NW1 9TL 