

| Application No: | Consultees Name: | Received: | Comment: | Response: |
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| 2021/3994/P | Cath Rodgers | 06/12/2021 11:24:01 | OBJ | <p>The site lies within the Priory Road Conservation Area (PCA) which derives its significance from the cohesive architectural quality and materials of its Victorian, Italianate style of buildings which give it a distinctive historic character. The Council has a duty to pay special attention to the desirability of preserving or enhancing the character and appearance of PCA. This proposal detracts from those aims.</p> <p>The boundary wall between 8 and 10 priory Road consists of a brick wall topped by a wooden trellis which runs the full length of the boundary from front to back. It is uniform and adds charm and appeal to the division of land. It has been in place for 20 years. The proposed side extension runs the full length of the side elevation of number 10 and has three windows that form part of the roof and side wall to facilitate light entry into the new build. To achieve this, the proposal shows the boundary trellis is completely removed alongside the side extension. This is unacceptable as the boundary wall aesthetics is divided, patchy and unsightly from the number 8 aspect.</p> <p>The three dominant windows would also be visible from the roadside and are not in keeping with the detailing of the windows to the front and side of the building and, therefore, are not authentic to the character and would further erode the traditional characteristics and historic integrity of the building.</p> <p>The site is one of two three storey semi-detached stuccoed villas. The side development would unacceptably detract from the balanced, symmetrical composition of the building. Whilst the other pairing, number 12, has a small side extension it is set towards the rear of the building, does not run the full length of the building and does not obliterate the boundary wall.</p> <p>The proposal would conflict with Policies D1 and D2 of the Camden Local plan 2017 which requires new developments to protect and/or enhance a local character and the historic environment, including the buildings and features which make a positive contribution to it.</p> |
