

Conservation Area Advisory Committee

Advisory Committee	Camden Town
Application ref	2021/5357/P
Address	29 Mornington Crescent London NW1 7RE
Planning Officer	Josh Lawlor
Comments by	02 Jan 2022
Proposal	Conversion of; existing non-self-contained flat at basement level, non-self-contained maisonette at basement, ground, first and third floor level and three HMO units at second and third floor level (Sui Generis) into; one bedroom flat at basement level, one bedroom flat at ground floor level, one bedroom flat at third floor level and provision of four HMO units at first and second floor level (Sui Generis).
Objection	Yes
Observations	<p>The Committee objects to the loss of original fabric and changes to the plan form as listed below.</p> <p>Basement:</p> <ul style="list-style-type: none">- Loss of internal stair between ground and basement. This should be retained as it is original along with the part of the rear elevation wall which it is proposed to open up;- Change of front triple sash window to an entrance door plus side window, which is both a degradation of the principal elevation of a Listed Building and neither preserves nor enhances the CA. The basement windows are quite visible and this change will have a negative impact on the facade. <p>Ground Floor:</p> <ul style="list-style-type: none">- Loss of open hallway to create compartmentation. The entrance hall is an important space in the hierarchy of the house and its division is not considered acceptable as there are other means to provide self-contained accommodation;- Change of internal wall locations which do not respect the plan form. <p>Top Floor:</p>

Conservation Area Advisory Committee

- Removal of internal partitioning if historic, and loss of original plan form.

Finally the Committee is concerned to see the proposal to provide a self-contained flat above HMO accommodation as members cannot see how this can be made to comply with the latest fire regulations with a shared kitchen opening directly onto the communal means of escape.

Documents attached

No details entered

About this form

Issued by	Contact Camden 5 Pancras Square London N1C 4AG
-----------	--

Form reference	21732549
----------------	----------

Data Protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.