

# Camden Square Conservation Area Advisory Committee

181 York Way  
London

**Date: 4 January 2022**

**Planning application Reference:** 2021/5203/P

**Proposal:** Installation of extract duct to rear of property

**Summary:** The application should be rejected. The proposed development neither maintains nor enhances the conservation area. Indeed, it positively harms the conservation area. The drawings are technically inadequate; there is conflicting information on the choice of materials and their durability; and the emissions from the flue will adversely impact on neighbours

## **Comments:**

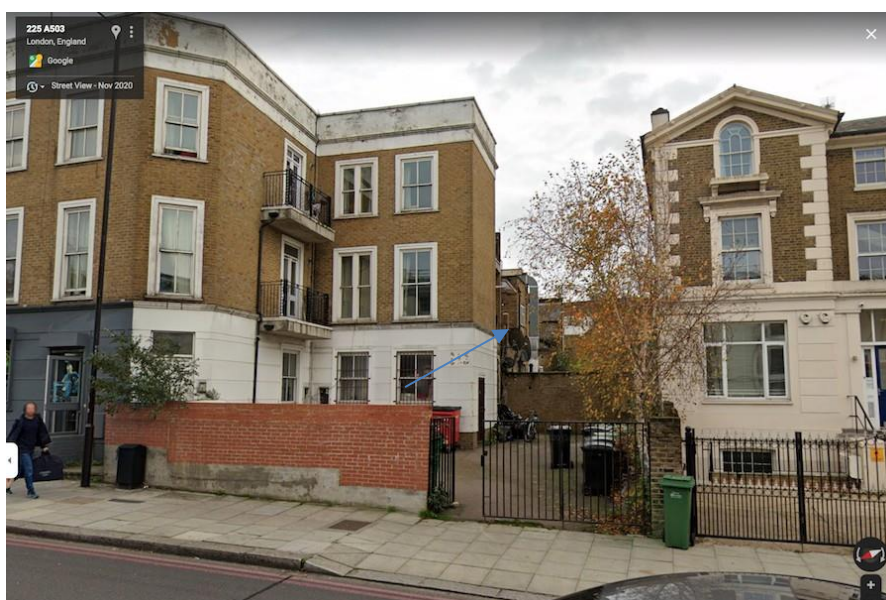
1. The drawings are technically inadequate
  - 1.1. There are significant inconsistencies between the drawings and submitted technical information, between drawing labels and what is drawn.
2. There are concerns over the choice of materials
  - 2.1. The application form states the material to be 'stainless steel extract duct' and this is suggested in the drawings. However, the submitted 'Extract Detail 1' states: *'After the system is installed, the external ductwork will be covered with high quality image (produced by photographing the existing brickwork) printed panels of brick to match the existing. The panels will be shaped to the wall, so that it will not be necessary to cut into the cornice, etc.'*
  - 2.2. This conflicting information is reproduced from the approved 2016 application (2016/6853/P), but the drawing is quite different. It is significant to note inconsistencies in the 2016 application, which appear not to have been spotted:
    - 2.2.1. There, the drawings show a 300x600 oblong duct clad with exterior board, fitted close to the external wall (probably not allowing clearance of the cornice as described nor space for brackets or the curved bend necessary at the top of the duct) and covered with brick slips (not a photograph).

## Camden Square Conservation Area Advisory Committee

- 2.2.2. The cross-section of a 300x600 duct is smaller than that of the 500-diameter duct shown in 'Extract Detail 2' nearly illegible in the low-resolution image submitted, but available in product literature online.
3. There are questions, too, about its durability.
  - 3.1. if the duct is intended to be exposed stainless steel, it would be durable, although access panels could become unsightly in time.
  - 3.2. If the duct is intended to be covered with a photographic image, inadequate information is given to be able to judge how it might weather
4. There are concerns about the effect of emissions on neighbouring buildings
  - 4.1. The approved 2016 submission shows the top of the duct exiting to the NE, over the building's roof. The current application shows it exiting to the SW. This would be more exposed to turbulence from prevailing westerly winds and also be more likely to blow fumes onto the balcony to the east.
5. This application is fraught with errors and inconsistencies.
  - 5.1. The Design Statement incorrectly states that the building is 'not located within a conservation area', and the application gives no evidence to support its assertion that the extract duct *'will be aesthetically more pleasing to the eye than other examples which can be found on neighbouring properties (at 177 and 19[sic] York Way, respectively)'*.
  - 5.2. The drawings show a 400mm diameter duct, appearing from its diagonal lines to be metal - consistent with the application form, but inconsistent with 'Extract Detail 1' which states that the duct would be covered with panels with a photographic image of brickwork. 'Extract Detail 2' shows that the extract fan requires a larger, 500mm diameter duct.
  - 5.3. The stack height is stated to be a minimum of 1m above roof eaves, but the roof has no eaves - it is flat, with a parapet. The final discharge point 'needs to be vertically upwards' but is shown to be horizontal, away from the building. This conflicts with 'Extract Detail 6' (as in the 2016 application), showing discharge horizontally over the building.
  - 5.4. Access panels every 3m are labelled as being required for cleaning, but none is shown

## Camden Square Conservation Area Advisory Committee

- 5.5. The position of the proposed duct is readily visible from Camden Road, also in the Camden Square Conservation Area. As the application photos do not show this, a Google Street View screenshot is attached to do so. (See Figure 1) A close look at the screenshot will also show an obtrusive extract duct further along the backs of York Way, and there is inadequate information to suggest that an extract duct here would end up being any less unsightly.



*Figure 1 Screenshot with blue arrow showing duct in neighbouring building as seen from Camden Road*

- 5.6. Even if all inconsistencies in this proposal were removed, it would be quite a challenge to design an aesthetically acceptable extract duct in this prominent position, and perhaps even more difficult to ensure that it would actually be built as drawn.
- 5.7. As it stands the application is inadequate and the proposal would cause significant harm to the conservation area.

*David Blagbrough*

**Signed:**

David Blagbrough

Chair

Camden Square CAAC

**Date: 4 January 2022**