

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5437/P	Robin Cohen	15/01/2022 11:08:08	COMMNT	<p>I am a co-owner of the 1st floor flat of the neighbouring property, 37 Camden Square. I am resident at 30 Cantelowes Road.</p> <p>I have a strong objection to the proposed plan. I understand that the applicant is considering a scaled down version of the proposed plan but since that does not constitute the current application, my comments are necessarily on the plan as currently proposed.</p> <p>My objections are on the following grounds.</p> <p>(1) Damage to the general architecture of the east side of Camden Square</p> <p>The substantial proposed side erection to 36 Camden Square will fundamentally alter the appearance of the building in a way that is inconsistent with the design of the large majority of other houses on the east side of the square. Put simply, the other buildings do not have side erections filling the side passage and reaching nearly to the 2nd floor. The result is to reduce the space between number 36 and 37 in a way that is not consistent with the appearance of the east side of the square.</p> <p>(2) Exclusion of light</p> <p>The proposed height of the side erection together with sedum roof will substantially exclude light from the square. The sun rising from the east shines through the existing gaps between houses to make the square light and airy. This effect will be significantly reduced by the side erection. The shadow diagrams in the proposed plan are not supported by light readings or analysis.</p> <p>(3) Architectural inconsistency</p> <p>The appearance of the substantial side erection is inconsistent with the appearance of 36 Camden Square and other houses on the east side of the square. The plan does not replicate the dimensions or style of the Victorian sash windows. The dominant appearance of brick is not consistent with the prevailing stucco. The proposition in the proposed plan that the side erection is in someway subservient to the main house (and as such not 'competing with it') significantly understates the dominant scale and appearance of the side-erection.</p> <p>(4) Potential for Structural damage</p> <p>The proposed plan requires sub-surface structural work inside the property boundary of 37 Camden Square. It is not clear what the extent of this work is likely to be. However, it may interfere with the existing drainage pipe network. It may also compromise the structural integrity of 37 Camden Square.</p> <p>(5) Insufficient rationale</p> <p>The principal stated rationale of the plan is to replace internal staircases which are regarded as narrow and inconvenient. This seems insufficient to justify the fundamental alteration of the appearance of the east side of Camden Square and the imposition on neighbours of the disturbance associated with some expected minimum of 8 months of building work.</p>