
From: CTCAAC Chair [REDACTED]
Sent: 14 February 2022 12:03
To: Miriam Baptist
Subject: Re: 2021/3098/P 69 Camden High Street - Revised Design
Attachments: Streetview October 2021.pdf; Screen Shot 2022-02-10 at 18.15.28.png

Follow Up Flag: Follow up
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Dear Miriam,

I can report that the Committee's objections very much remain valid.

The letter of explanation seeks to use an inappropriate material because it does not have "maintenance costs". This is not an acceptable reason not to provide a timber shop front as the maintenance required on such is a minimal repainting every 5-7 years. A high quality shopfront is paramount to ensure that visual amenity in the Conservation Area is preserved (and in this case it requires enhancing).

The argument about the fascia being existing is odd because it has been replaced very recently as the applicants had already started to install an unapproved design on this unit. I attach a street view screen grab from October last year which also indicates that the concrete beam is higher than the current fascia and therefore the argument that this prevents the fascia from being narrower (and therefore sitting higher up on the facade in front of the concrete beam) is fallacious. The shopfront could be extended to meet this with fanlights below of a more pleasing proportion.

The need for this unit to match no. 71, its adjacent neighbour, is considered to be of considerably less significance than is the opportunity to improve the shopfront at 69. No. 71 also has a poor shopfront with an overdeep fascia and ideally when this attracts a new tenant an application for this unit would then be required to match no. 69.

Overall this parade of shops has been left in very poor condition for a long period and it greatly detracts from the visual amenity of the commercial zone of the Conservation Area. It is very important that Camden applies its own guidance to ensuring that new shopfronts undo this damage.

kind regards

[REDACTED]

On Thu, Feb 10, 2022 at 2:24 PM Miriam Baptist <Miriam.Baptist@camden.gov.uk> wrote:

Dear Camden Town CAAC,

