

Conservation Area Advisory Committee

Advisory Committee	Camden Town
Application ref	2021/6125/P
Address	2-6 Camden High Street London NW1 0JH
Planning Officer	Kate Henry
Comments by	06 Mar 2022
Proposal	4th and 5th floor extension to replace existing 4th floor plant room; rear extension from ground to 5th floor
Objection	Yes
Observations	The CAAC strongly objects to this application

Additional height

Despite the set-backs indicated to the upper storeys, the Committee considers that the proposed additional 2 floors will result in significant harm to the adjacent Listed building at 1a Camden High Street (Koko). The proposals will infill the skyline between the overly tall neighbour at 8-12 CHS and Koko, thus diminishing the visual importance of the iconic venue. Other buildings at the southern end of the High Street are much lower reflecting the historic cornice line of the houses that originally occupied the plots here. The additional set-back storeys alter this relationship and negatively impact on the street scene at this important and historic junction, which owes much of its character to the generally low height of the surrounding buildings. A single storey may be acceptable - subject to design.

NB The Committee is puzzled by the fact that the 3D CGIs make the building appear more recessive than the actual heights suggest - 45-56 Bayham Place is noted as 42.59m, Koko has a height of 41m to the rear of the Dome. The stated height of these new proposals is 42.35m (taller than the height of the top storey of Koko).

Design

Front: the proposed top floor addition to the red brick facade does not improve its bland character. The awkward

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setbacks, poorly-proportioned shallow window framing and cladding, and uneven roofline of the additional storeys significantly worsens the appearance of the building underneath having no visual connection with the floors below, nor having a singular character of their own.

Rear: the fake 'warehouse' style rear elevation with Crittall-type glazing is considered highly inappropriate as it makes the site appear to be a further extension to (or continuation of) the new extensions around Koko which are already over-bulky and too extensive. The result is a monotonous and homogenous aesthetic alongside its neighbours which does not contribute positively to the eclectic mixture of buildings and styles in the commercial zone of the CA.

Members note that "following the architectural vernacular of the adjoining permitted schemes", referenced as the proposed strategy in the DAS, diminishes the real warehouse at 48-56 BP. Endless repetition of the same style does not make it more valid but undermines the original.

Bulk:

The extension of the footprint towards the rear of the site will result in the building looming over the very narrow mews that is Bayham Place, the new three storey rear facade at street level will cut out a considerable amount of daylight to the mews in general and be highly detrimental to the amenity and outlook of the flats in the residential building at 48-56 Bayham Place. Windows will be closer than 10m to each other which is contrary to planning guidance and may cause fire safety issues.

In relation to 'following the historical footprint at the rear' as suggested in the DAS we attach two historical maps indicating that the rear block was added on later.

Impact on the setting of the adjacent listed building:

The rear extension will also result in the obliteration of glimpses of the dome and new cupola from the street in Bayham Place. The Design and Access statement states that views will remain unobstructed and this is not the case. A terrace on the front elevation with glass balustrading will detract from principal facade of the adjacent listed building and is therefore not considered acceptable, especially as the balustrade will sit further forward than the front facade of

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Koko. The meeting of the balustrade with the curved corner of Koko is especially awkward, and reflections will detract from views of the dome and cupola. A green roof with no access permitted would be acceptable.

Documents attached

No details entered

Documents attached

[1804 John Tompson's Map](#)

[1827 Greenwood's Map](#)

[View of rear with proposed extensions outlined](#)

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