

Conservation Area Advisory Committee

Advisory Committee	Camden Town
Application ref	2022/0871/P
Address	40 Mornington Crescent London NW1 7RB
Planning Officer	Nathaniel Young
Comments by	02 May 2022
Proposal	Erection of a single storey rear extension.
Objection	Yes
Observations	<p>No 40 Mornington Crescent appears to be the sole surviving intact house within this early terrace, formerly named Southampton Place or Street. The construction of Southampton Street, later being subsumed into the northern end of Mornington Crescent, and the turn northwards into what is now Arlington Road, is evidenced in John Thompson's map of 1804, then again in John Cary's map of 1818. Mornington Crescent itself is not shown as fully complete until 1828 (see Greenwood's map of that date).</p> <p>Numbers 37-46 Mornington Crescent thus predate listed No.s 1-35 and follow the simple, almost cubic pattern of other smaller-scaled houses such as 3 - 7 Mornington Place nearby (recently Listed). Plainly detailed, these modest Georgian houses, which are noted as being positive contributors within the CA, retain some original fenestration front and rear, fanlights, cast iron railings and butterfly roofs.</p> <p>The small gap between the rear of 37 Mornington Crescent and side of 2 Arlington Road provides a view of the original rear elevations to the terrace and a sense of scale of these earliest original buildings within Camden Town: "Gaps also occur at the end of terraces... making a major contribution to the visual amenity and the character of the area" (CTCA&MS). Long very narrow stair windows and rear chimney flue projections provide a subtle vertical rhythm to the rear elevations with, originally, single storey closet wings set down at one side of each house.</p>

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Owing to its early origin within the CA, and its rarity of preservation, the Committee objects to the proposed demolition of the single storey closet wing, and also to the erasure of the internal plan form at basement level. The demolition of the outrigger and loss of original rear openings at basement level cannot be supported as this results in unnecessary loss of original fabric.

CTCA Management Strategy p45 Rear Extensions: "Within the Camden Town Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would compromise the special character."

The Committee notes that it may be possible to add a modest extension to the side of the existing outrigger to provide a similar quantum of accommodation, with interconnection provided by utilising existing openings. Such a solution could result in a more sympathetic addition, with greater retention of existing fabric and retaining the ability to 'read' the original form.

LBC has recently refused permission for a mansard roof extension at 125 Albert Street (2021/4358/P) because this building is one of only two in a long terrace that retains original fabric at roof level, stating that this fabric should not be lost. Committee members consider that the current application at 40 Mornington Crescent falls in a similar category, likely being the last example of an intact rear outshut in this substantially earlier row of houses.

We confirm that a Listing Application has recently been made for 37-41 Mornington Crescent, which is in the process of being assessed by HE.

Documents attached

No details entered

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