

6 May 2022

Adam Greenhalgh
Planning Case Officer
Development Management
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Camden Town Hall
5 Pancras Square
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Dear Adam Greenhalgh

387 KENTISH TOWN ROAD – 2022/1232/P – Residential Minor Alterations
Variation Condition 3 (2019/3538/P) for erection of mansard roof extension... to original consent of 2018/0204/P

I object to the mansard as-built in variance to the 2019/3538/P approval.

This originally attractive integral terrace Nos 383, 385, 387, dating from 1790s (then 'Craven Place South, built by Thomas Greenwood – hence Greenwood Place the turning by the Forum) forms an important part of the setting of the (visually) adjacent Listed Bull and Gate PH and the row of listed buildings north that run up to and including the church. Viewed from Highgate Road the flank wall of No 387 forms the backdrop setting to the listed PH.

Alterations to No 385 were also marred with unauthorized works including raising the ridge height and changing its roof configuration; issues still outstanding with Camden's Enforcement Team. No 387 has now built up to No 385's ridge height, and set forward the sloping mansard front fully against the parapet in order to maximise the internal floorplate and ceiling height to flat 3. The characteristic rainwater 'gutter run' arrangement behind the parapet of mansard designs, typically discharging via a front hopper and downpipe has thus been lost. This has been 'resolved' by running a horizontal gutter the full width of the front elevation, with elbow connections to a downpipe. This is not shown on any drawings, where in section the protrusions shown are part of the original front elevational building detail embellishments and do not indicate rainwater goods.

Considering the importance of this building to the setting of listed buildings, the Council should refuse the application, with the mansard form altered to be set back, to allow a conventional concealed rainwater discharge run behind the parapet, as per the 2019/3538/P consent.

This terrace of three could in future benefit having its attractive character reinstated by re-introduction of uniform upper floor front fenestration and details. It is regrettable this was not considered earlier. Photographic records of the terrace are available in Kentish Town Past and other publications.

Note that standard Condition 2 (2019/3538/P) re 'matching materials to existing' as evident on the north facing flank wall, mansard and rear extensions, facing the Listed Bull and Gate (PH) appear non-compliant in 'safeguarding the appearance of the premises and the character of the immediate area in accordance with...Policy D1 of Camden's Local Plan 2017'. The annotated 'flat roof' of the front retail unit on the drawing is assumed not to give consent for use as a roof terrace.

Yours sincerely


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