

7 June 2022

Leela Muthoora
Planning Case Officer
Development Management
Regeneration and Planning
Camden Town Hall
5 Pancras Square
London N1C 4AG

Dear Leela Muthoora

Flat 3 - 230 Kentish Town Road, NW5 - Application: **2022/1068/P**
Erection rear first floor conservatory extension and replacement timber fenestration to alum. pvc

I strongly **object** to this application.

Fenestration: This prominent lead corner building with its ground floor retail unit, forms an integral part of a long uniform early terrace; highly dominant, particularly when trees not in leaf. A visually strong positive component in the townscape above a variety of ground floor retail units, remaining after WWII bombing destroyed many sections of KTR's once grand early linear development. Inserting the proposed fenestration would harm the elevational unity in being highly discordant. Any replacement should be like-for-like to match the **original** of the terrace, both in design and material. Note that the current replacements on the first floor have not been positioned to the original reveal set-back. It is important to reintroduce this detail, annotated on drawings and/or by condition as it may otherwise, as so often, be overlooked. The application site is opposite a KTR listed shopfront and forms the important open gateway setting in and out of the Bartholomew CA.

There is much in KTR not in a CA that warrants architectural protection. Reversing piecemeal unauthorized fenestration changes at upper floors through Council advice and guidance would return much of its visual splendour. Such changes often slip through the enforcement net and collectively result in a preventable visual degrading of the streetscape. By example: the early terrace nos 325-347 KTR which dates back to the development of the listed Grade II* Grove Terrace in Highgate Road to the north, shows how introducing discordant fenestration destroyed what was a handsome uniform elevation.

Conservatory: Proposed at rear first floor will, when lit after dark; have a negative impact on the wider open setting and the CA beyond. Its glazing will also introduce glare to the detriment of neighbours' amenities.

Kind regards

