

Camden Square Conservation Area Advisory Committee

67 York Way
London

Date: 18 July 2022

Planning application Reference: 2022/1553/P

Proposal: Erection of single storey side 'infill' extension and mansard roof extension with front and rear projecting windows

Summary: We object to this application. Apart from technical inadequacies in the drawings, the size of the proposed increase to an already sizeable extension is inappropriate

Comments:

1. The drawings are technically inadequate
 - 1.1. The application gives inadequate contextual information
 - 1.2. The proposed walls and roof are too thin for structure and insulation.
 - 1.3. Section A does not indicate the stepping of the ground floor rear elevation.
2. We have concerns about potential overshadowing
 - 2.1. No information is given about the N elevation of the close extension to No. 65, for which the location plan shows external spaces.
 - 2.2. Nothing of the No. 65 extension appears in the floor plan, and In the rear elevation a full thickness flank wall is shown abutting the property boundary.
 - 2.3. In the first floor plan, the proposed extension is shown abutting the boundary, with an apparent half-brick thick 'low wall' indicated on the No. 65 side.
3. In terms of landscaping, we note that
 - 3.1. The existing garden planters are shown to be removed, but no replacement planting is indicated
4. We object to this application in its current state and would resist it even if its technical faults were corrected.
 - 4.1. Adequate information is needed to judge its potential effect on the rear No. 65 adjacent.

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- 4.2. The main issue is whether the size of the proposed increase to the existing sizeable extensions is appropriate. Houses in this part of York Way generally have significantly longer part-width 'closet wings' than most other streets in the Camden Square Conservation Area, probably since this was one of the last stretches of Victorian terraced housing to be developed, and extensions generally grew during the period. Some York Way houses also have wider or longer extensions, some of which appear to pre-date planning controls. The remaining external spaces are sometimes very small.
- 4.3. Neighbours in Marquis Road with abutting gardens are understandably concerned about the continuing erosion of garden space to York Way houses, and we support Camden in giving more attention to the environment in planning decisions. Irrespective of neighbouring precedents, the loss of more of the already-reduced garden to this property affects neighbouring properties.
- 4.4. If Camden Planners eventually consider this application acceptable, in-ground planting areas at least equal to the area of the lost planters and maintenance of the planting should be required.



Signed:

David Blagbrough
Chair
Camden Square CAAC

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