

Camden Square Conservation Area Advisory Committee

95 York Way Flat A
London

Date: 18 July 2022

Planning application Reference: 2022/1901/P

Proposal: Erection of ground floor rear extension with side return courtyard, timber cladding, metal framed double-glazed doors and windows, rooflights, altered side boundary and sedum roof.

Summary: We have no objection to this application, though would welcome opportunity to comment on proposed brick type and colours.

Comments:

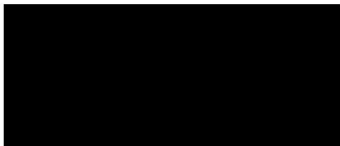
1. The application gives unusually good contextual information and the drawings in general appear well-considered. One aspect required of all planning applications is the colour and finish of proposed materials. Although 'brick' and powder-coated aluminium appear appropriate, colours 'TBC' is not acceptable, since it excludes the CAAC and neighbours from commenting on them.
2. The generous scale of openings and judicious massing of the proposed extension enhances the property and relates well to adjacent buildings.
3. The careful detailing, choice of materials and clear design is an exemplar in enhancing this long-forgotten terrace.
4. Although great care seems to have been taken to maintain privacy, it is inevitably beyond direct control of the flat owners to ensure no illegal use of the flat sedum roof by residents in the first floor flat as a terrace. It would probably be up to concerned neighbours to note report any such infraction.
5. The addition of planted areas would significantly improve the immediate environment
6. We support this application with the small proviso of being given the opportunity to comment on proposed brick type and colours.
7. This stretch of York Way has long been the most neglected-looking in the Camden Square Conservation Area. Its initial construction was delayed by the harsh reality of the Caledonian Cattle Market across the street, which failed to live up to promise of its gala opening publicity in the early 1850s. Completion of this part of the Camden New Town nearest the market was delayed, the scale and quality of houses being developed reduced and the intended extension of St. Paul's Crescent beyond Marquis Road halted, probably to

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contain the smells and noise. After closure of the cattle market, continuing heavy traffic and pollution in York Way ensured that the York Way terraces would be slow to improve.

8. The houses, unusually in the Conservation Area, had relatively long 'closet wing' extensions, which generally increased in size until the early 20th Century. Many buildings had further extensions both before planning controls were introduced, and still after York Way joined the Camden Square Conservation Area in 1980. Now that there is more pressure for extending these relatively 'affordable' properties, the precedent of numerous large extensions eroding ill-used gardens, and the increasing concern for 'green lungs' in heavily developed areas, Camden Planning has a difficult path to tread in search of the right balance.
9. In our view, this careful and thorough application now achieves that.



Signed:
David Blagbrough
Chair
Camden Square CAAC

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