

## Camden Square Conservation Area Advisory Committee

**Date:** 18 July 2022

**Planning application Reference:** 2022/2202/P

**Proposal:** Erection of roof extension to existing two-storey mews house (Class C3).

**Summary:** Approval of this application should be conditional on a reduction in the overall height of the development. In the absence of any such reduction, we would object to this application. We would also expect the developer to provide an assurance that any noise from the heat jump is of an acceptable level.

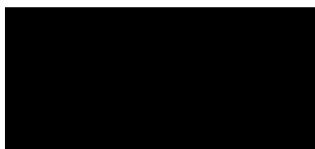
**Comments:**

1. We have concerns about the bulk of the development
  - 1.1. Whilst the proposed increase in height is roughly in line with the neighbouring buildings, comparison of the existing and proposed elevations shows it to be higher than its neighbours, due to the choice of a steeply pitched roof. The statement that the proposal raises the house to “two and a half” stories is slightly misleading.
2. We note that
  - 2.1. The proposal fails to maintain levels of privacy to be expected in a densely-knit urban environment.
  - 2.2. A daylight study provided with the application shows no negative impact on daylight to neighbours
3. There is a potential problem with noise pollution
  - 3.1. The proposal includes the installation of an air source heat pump, a sustainable measure which is welcomed. However, there is no information on whether this will produce any noise nuisance. Clarification on this issue should be provided.
4. This is generally a well thought out scheme with good descriptive documentation accompanying the application. However, describing the proposal as “two and a half storeys” is perhaps a little misleading. Whilst the top floor does not take up the whole footprint, its increased height is certainly that of a full storey, and the choice to commence the roof pitch eaves in line with the height of the neighbour’s top storey on one side and above the other’s eaves level means that the house will stand higher than either of its neighbours.



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5. The proposal to upgrade energy efficiency is welcomed, and the principle of the extension is not of concern. However, the overall height should be looked at to make the addition more subservient to the host building (particularly at the rear) and respect the heights of neighbouring buildings. This is particularly apparent in View 3 of section 5 in the DAS.
6. We would suggest a reduction in its overall height before this mews development can be supported.



**Signed:**  
David Blagbrough  
Chair  
Camden Square CAAC

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