

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2346/L	Camden Town CAAC	29/07/2022 22:16:30	OBJ	<p>The CTCAAC objects to this application for the following reasons:</p> <ul style="list-style-type: none"><li>• the extension is longer than the neighbours (proposed to be 6m) and should match the neighbours' line - which is reported as 5.5m.</li><li>• the rear chimney stack should be fully retained at LGF level. As noted in the Heritage Statement 2.2.2 it is an unusual feature and should be retained within the plan. "Unusually the chimneystack serving the rear rooms was on the back wall, rather than the party wall". These rear chimney stacks are mentioned in the Conservation Area Statement as being of significance.</li><li>• the loss of the internal plan form at basement level is not acceptable (removal of the cross wall and part of the enclosure to the stair). The Committee also notes there appears to be no compartmentation between the fully open-plan kitchen / dining / reception at basement level and the stair which is the primary fire escape for the upper floors - we cannot see how this will comply with building regulations / fire safety.</li><li>• the very substantial loss of open ground and therefore the potential for vegetation in the garden due to the proposed scheme. The garden room is too wide and deep for the site and, with the predominantly hard landscaped area between this and the extension, there will be no top soil left apart from a 1.5m zone behind the studio. The proposed removal of a small tree causes additional vegetation loss, and the garden room will sit under a larger tree canopy therefore impacting on its root zone and potentially substantially reducing its access to rainwater. The proposed stepped planters are an inadequate replacement for lawn or flower beds. Soil and tree health will be impacted and the proposals should therefore be resisted. There is no planting proposed to soften the high boundary walls with neighbours and the area is likely to become overheated as a consequence.</li><li>• The full width and height glazing to both the extension and garden room will add to light pollution in what is currently a predominantly dark backland site. At present bats use this area for foraging at dusk - increased light levels and a lack of vegetation reduces the potential for the site to support such activity.</li></ul>

---