
From: CAAC Comments Form <noreply@camden.gov.uk>
Sent: 03 August 2022 16:08
To: Planning Planning; Dawn Allott; Derek Gomez; Tuhinur Khan
Subject: CAAC Consultation Comments Received

Camden Council

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Someone submitted an entry for the CAAC Comments form form in the Camden Council site. View all the form's entries by clicking [here](#).

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Here's what **Someone** entered into the form:

Enter Pin

589761

Application ref.

2022/1768/P

Site Address

106 Highgate Road London Camden NW5 1PB

Development Description

Construction of 2 x rear extension at ground floor level following demolition of existing rear extension/store area, replacement of a rear window at ground floor level with a timber door and internal alterations.

Planning officer

Enya Fogarty

Advisory committee

Dartmouth Park

Advisory committee

Please send your comments by:

2022-08-08T00:00:00.000

Please choose one

Comment

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?

The property is listed at Grade II (as part of Fitzroy Terrace). This application is for the demolition of an existing rear extension/store and the construction of two small rear extensions. The existing ground floor is below the level of the rear garden, and the proposal includes steps from the ground floor up to garden level, with the extensions on either side of the central steps. We understand that no works will be made to the front elevation. Views of the rear elevation of this house are extremely limited. As the house is back-to-back with the houses in College Lane, the proposed extensions will be visible only to near neighbours and will be less intrusive than the existing larger extension. The new extensions will not extend as far into the garden as the existing extension, so the loss of garden space will be limited and the space will be more usable. We therefore do not object to the principle of the rear extensions. The rear extensions will be constructed in timber with side walls clad in vertical timber strips. The roof and rear walls will be in copper sheeting. Windows will be in powder coated aluminium. Although the materials are somewhat unconventional and will contrast sharply with the materials of the existing facade, the copper will weather over time and provide a more mellow outlook. We therefore do not object to the materials, although we suggest that green roofs be considered. More controversial is the proposal to lower the level of the ground floor to give additional headroom. This semi-basement was historically of subsidiary use to the upper floors. It is therefore regrettable that it is to be lowered. Any consent should be conditioned to ensure no damage to the structure and foundations. The applicant states that any architectural features at this level will be retained, but states that a non-original fire surround will be removed. Any consent should also be conditioned on the retention of any architectural features. With such conditions, on balance we have no objections to the lowering of the floor. The application also includes widening the opening between the front and back rooms on the ground floor, with a steel beam inserted for support. This change is partly justified as opening up views of the garden from the front of the house. We do not object to this change, but would note that, given the rising topography of the garden and the narrow viewing corridor created by the two new extensions, the views of

the garden will be quite limited. A uPVC window in the kitchen will be replaced with a timber frame door; this was originally a door, so this is a reinstatement. We have no comment on this change. Drawing TP04/A references a prospective wood burning stove. Given the highly polluting nature of such stoves, this should not be approved.

Do you want to attach any files?

No

Attach files

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