

From: Patrick Keane
Sent: 25 August 2022 00:01
To: Planning Planning
Subject: 2022/2623/P: objection to planning application - attention Mr. Matthew Dempsey

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Mr. Dempsey,

RE: 2022/2623/P: objection to planning application - attention Mr. Matthew Dempsey

I object to this application for a proposed 4th - which is really a new fifth floor - mansard roof extension at the application building to provide a 1-bedroom, 2-person self-contained dwelling, with recessed terrace.

I object on the same grounds as were formally submitted to Camden Council and are available on Camden's planning website by the three leaseholders at 103 King's Cross Road/1A Frederick Street (this building has two addresses) and by their planning consultant. For your ease of reference, the following is a brief summary of their objections, with which I agree, that include but are not limited to:

* The property adjoins four listed terraced houses designed by William Cubitt at 1-7 Frederick Street. There are other listed Grade 2 buildings close to the application building, whose

setting will be eroded by the proposal in its prominent location on the corner of the junction between Kings Cross Road and Frederick Street.

* The proposal description is incorrectly worded as it reads a 4th floor mansard roof extension providing a one-bedroom self-contained dwelling with recessed terrace when in fact the proposal will be a 5th floor addition.

* The proposal's floor plan notes that a bathroom is to be created with a reduced 2m ceiling which is below the national 2.3m floor to ceiling height.

* No 103 King's Cross Road/1A Frederick Street is already higher than the adjacent listed buildings in Frederick Street and the proposed slate mansard roof, with lead clad and large sash dormer windows, will be prominent and harm the setting of the listed buildings that have normal pitched roofs.

* It would harm the setting, character and appearance of the Conservation Area and therefore conflict with Camden's Local Plan Heritage Policy.

* The application has not been designed to comply with Camden's Planning Guidance Design whereby the visual prominence, scale and bulk are appropriate to the local context. The proposal would be clearly apparent and over-dominate the listed terrace of houses on Frederick Street.

* The addition of a mansard roof extension does not represent a positive design solution in line with Camden's Planning Guidance because it does not provide an infill for a gap or reunite a terrace group, thereby continuing the pattern of

development.

* The alteration is not architecturally sympathetic to the age and character of the building and destroys the overall integrity of the original roof form. It is likely to have an adverse effect on the skyline, the appearance of the building and the surrounding street scene as the roofline is exposed at the corner junction site.

* The underground line from Farringdon to King's Cross runs under the application site and there may be foundation problems with an extra floor as a result.

* The bulk and height of the proposed roof extension would have an adverse impact on the amenity of the neighbours due to a loss of light from the additional height.

* Adding an extra storey would detract from the importance of the adjoining listed buildings. The addition of a fifth floor would make the building appear top heavy and over dominate the listed buildings.

I urge you to please reject this application. Please acknowledge receipt of this email and inform me of any meetings that will be held about it, as well as of the outcome.

Thank you for your attention. I look forward to hearing from you.

Sincerely yours,

Roma