

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2769/P	Bevis and Susanna Sale	23/08/2022 17:48:22	OBJ	<p>Home Improvements, Camden Planning Guidance, January 2021, section 2.1.1 Rear Extension, lists considerations that should be taken into account when designing a rear extension to ensure it is sensitively and appropriately designed for its context. It states:</p> <p>'Rear extensions should:</p> <ul style="list-style-type: none"> <li>+ Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing.</li> <li>+ Be built from materials that are sympathetic to the existing building wherever possible.</li> <li>+ Respect and preserve the original design and proportions of the building, including its architectural period and style.</li> <li>+ 'Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks.</li> <li>+ Be carefully scaled in terms of its height, width and depth.</li> <li>+ Allow for the retention of a reasonably sized garden.'</li> </ul> <p>This proposal seeks to replace a partial width, traditionally designed, wood and glass conservatory with a full width heavy metal and glass extension that will totally obscure the ground floor rear elevation of the host building. Although far from ideal, the current conservatory is a lightweight structure, largely made up of small glass panes divided by traditional glazing bars, through which the ground floor rear elevation is partially visible and left clear on one side. As well as occupying the whole width of the rear elevation, the proposed extension would extend a total of 5.4 metres into the garden – 1.5 metres more than the present conservatory. It's total area would be 22.69 square metres, so it would be 67% bigger than the present conservatory – certainly not the 'marginally larger footprint' asserted in the Design and Access statement.</p> <p>The sharp angles of the proposed ridged roof could not be more unsympathetic to a Georgian building, whose modest, simple forms it would completely dominate. The proposed materials, pre-patinated burnt umber metal, large sheets of glass, projecting glazed canopy, are hardly sympathetic to the brick, slate and wood of the host building. The 'faceted, undulating' form of the proposed new roof, presents a stark contrast to, rather than respecting, the design and proportions of the host building. Large areas of plain glass proposed for the frontage of the extension bear no relation to the proportions present in the Georgian rear elevation.</p> <p>The proposal makes much of the fact that the current conservatory roof visually impinges on the original Georgian ground floor window. Yet the roof of the proposed extension, which rises as it extends into the garden, still partially obscures the lowest three panes of this six over six window ground floor window when seen from the garden. The effect it would have is shown in the drawing on page 11 of the Design and Access statement. Such a roof design hardly respects and preserves the existing architectural features of the host building.</p> <p>In summary, there is nothing subordinate or sympathetic to the host building in the form, footprint, scale, proportions, dimensions or detailing of the proposed extension. We think it would cause harm to the historic and architectural interest of this listed building contrary to policy D2 Heritage of the Camden Local Plan (page 236, point j).</p>

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