



Subject: CAAC Consultation Comments Received



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Application ref.

2022/3775/P

Site Address

86 Solstice Point, Flat 12 Delancey Street London NW1 7SA

Development Description

Extension to the existing balustrade and installation of a Pergola to the rear at third floor level for the use of the roof terrace as ancillary residential floorspace.

Planning officer

Obote Hope

Advisory committee

Camden Town

Advisory committee

Please send your comments by:

2022-11-20T00:00:00.000

Please choose one

Objection

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 CTCAAC strongly objects to this proposal which will negatively impact the adjoining Grade II Listed terrace of houses on Delancey Street, and specifically Solstice Point's immediate neighbour at no. 84 Delancey Street. The southern end of Solstice Point, where the proposed extension is situated, was designed as a sympathetic response to the form and scale of the adjacent curved terrace: indeed this was a planning requirement to ensure that the character of the existing CA was preserved. This response is characterised by both a reduction in height in the front facade to match the adjacent parapet line of no. 84, and a setting back of the terrace balustrading to the penthouse storey which is, itself, deeply set back away from the frontage to minimise its impact in long views. The proposal to move the balustrading forward to the edge of the flat roof, copying the line of the glazing below, along with the proposed dark coloured and overt metal canopy will neither enhance nor preserve the CA and will negatively affect the immediate setting of the listed terrace. We note that whilst the terrace in question may be to the rear of the flat, it is very much at the front of the building and that the elevation drawings downplay the effect of this proposal which will visibly occupy the skyline in an aggressive and prominent manner and overwhelm the simple brick facade and mansard roof of no. 84.

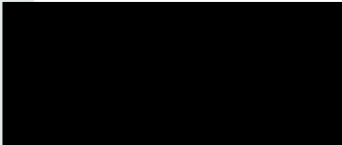
Do you want to attach any files?

Yes

Attach files

Quick mockup of canopy from Delancey St (1).png, Quick mockup of canopy from Parkway.png

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