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**Sent:** 25 November 2022 18:49  
**To:** Planning Planning  
**Subject:** Application 2022/3695/P

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re **2022/3695/P**

The application was discussed at our recent CAAC meeting and we are sure it should be refused.

The first comments were the unsuitability of the conservatory perched on top of the building. We noted that we could not fault Camden as they had in 1990 refused permission which was granted on appeal in January 1991. Had the CAAC been in existence it would doubtless have objected but the Conservation Area was not formed until 1992.

As far as the current application is concerned the committee's view regarding the conservatory was that the proposed alterations would improve it visually, but would it still be a conservatory for which the original permission was granted or would this turn it into a further normal habitable room which might indeed be an unwelcome precedent for others in the road?

On examining the plans for 2022/3695/p we note that what is shown as existing at \*conservatory\* level appears from photos in the design and access statement to have solid brick walls and to be a room with a front part looking from the road like a conservatory. This in no way appears to have received any form of planning permission from 9003247, the permission granted on appeal, which on the Camden site shows a totally glass enclosed building. Granting permission would legitimise this apparently unapproved building.

As far as Juliet balcony at the rear is concerned, this could be a source of overlooking even if it is, as shown, without a place on which to stand.

The application should be refused.

David Goreham

Chair, Bartholomew Estate & Kentish Town CAAC