

# Camden Square Conservation Area Advisory Committee

29 Stratford Villas  
NW1 9SE

**Date:** 1 December 2022

**Planning application Reference:** 2022/3487/P

**Proposal:** Demolition of existing two storey rear outrigger, external stores, and WC. Erection of two storey rear extension and erection of mansard roof. Installation of dormers to front and rear elevations and replacement of all existing windows with double glazed timber sash windows.

**Summary:** In its current form we would recommend the application be refused

- The upper ground floor living room extension contravenes the Conservation Area Management Strategy
- The detailing of the rear elevation windows fails to reflect the rhythm of adjacent properties and should be reconsidered
- Drawings should be updated to reflect the design comments listed below

## Comments:

1. We have a couple of observations on the drawings
  - 1.1. There is a contradiction between drawing 02SC, Proposed Section BB, and other drawings. The drawing appears to show upright solar panels as opposed to horizontal panels shown on other drawings – the preferred fixing.
  - 1.2. The detailing of the proposed balustrading to the upper ground floor roof terrace is not clear. We would prefer the maintenance access trap from the third floor to the roof to have a lower profile so as not to be seen from ground level.
2. The bulk of the proposed development of a two-storey extension between the original 3 storey extensions/outriggers to the terrace, is inappropriate in relation to neighbouring buildings
  - 2.1. It should be noted that new two storey extensions are specifically prohibited by the March 2011 Camden Square Conservation Area Appraisal and Management Strategy. Section 11.0 Enforcement Strategy states

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*“Since March 2010 the following works are not permitted in a conservation area for enlargement, improvement or other alteration to a dwelling house (which includes flats) of residential properties including:*

- *Two storey rear extensions”*

- 2.2. In other words the second storey formed by the upper ground floor rear extension to the Living Room contravenes the officially approved Camden Square Conservation Area Management Strategy and is therefore unacceptable.
- 2.3. In an attempt to justify the proposed development, the applicant has referred to precedents set at numbers 27 and 25 Stratford Villas under item 7.8, page 10, of the submitted Design, Access and Heritage Statement. It must be noted, however, that these developments relate to applications from 2008/9 and prior to the current Conservation Area Management Strategy of 2011 in which two storey extensions are specifically prohibited. This policy, enshrined in the 2011 Conservation Area Management Strategy, thus takes precedence.
3. The two-storey infill extension between existing rear extensions is detrimental: it interrupts the rhythm of neighbouring rear elevations
4. We would suggest that the removal of the infill extension gives the opportunity for this proposal to be more supportive of the regular rhythm of most rear elevations of properties in this terrace, i.e. the removal of Crittall windows CW02 and CW03 will allow the reinstatement of traditional timber sash windows to all of the upper ground and mezzanine landing. Installation of a timber framed door screen to the lower ground floor rather than the wide Crittall door screen might also be considered.
5. We have some concerns about the choice of materials to be used
  - 5.1. The introduction of new double glazed ‘heritage style’ windows is unwelcome, particularly as the 22mm wide Ovolo section glazing bars detailed, will look very heavy compared to those in adjacent properties. These proposed windows are also constructed without horns to the upper sash.
  - 5.2. The issue of the Crittall windows is stated in para 4 above
  - 5.3. Section 7.7.1 of the Conservation Area Management Strategy provides guidance on the preferred window restoration route

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6. The potential impact of the proposed third floor extension on neighbouring houses, particularly 54 Camden Square, deserves investigation.
7. Although in many respects the proposal is well considered, in its current form we would recommend its refusal
  - 7.1. The upper ground floor living room extension contravenes the Conservation Area Management Strategy
  - 7.2. The detailing of the rear elevation windows fails to reflect the rhythm of adjacent properties and should be reconsidered
  - 7.3. Drawings should also be updated to reflect the design comments listed above

**Signed:**

David Blagbrough  
Chair  
Camden Square CAAC

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