

Camden Square Conservation Area Advisory Committee

64 St Augustine's Road

Date: 8 December 2022

Planning application Reference: 2022/4537/P

Proposal: Erection of rear roof terrace at second floor level, replacement of rear window with door to new roof terrace and replacement of 2 x rooflights with 1 x rooflight.

Summary: We have no objection to this application

Comments:

1. There is no issue with bulk: the proposed development lies within the existing fabric of the building.
2. The choice of materials as seen in the proposal to match approved French door and window in floor below makes a positive visual contribution.
3. The introduction of a roof terrace at the second floor level could potentially introduce [REDACTED] issues. However, given that approval has already been granted for the same at first floor level, plus the attached house has similar arrangement at second floor level, there does not seem to be sufficient reason to resist this.
4. Use of the terrace at night could produce a noise issue. No lighting is shown on the proposal drawing, so should not be an issue.
5. The need for private external space has increased post-covid, and since the other flats in this block have this, it seems reasonable to allow the top flat to also have.
6. This application is effectively a revision of one submitted previously which stated that it did not include the second floor flat (even though this previous submission included the introduction of the 2 x conservation rooflights). One might question why this was not included on the original and whether there is an element of incremental changes; but that said, given the first floor level terrace was allowed and this is a repetition of details for the same at second floor level, there seems little reason to resist.

[REDACTED]

Camden Square Conservation Area Advisory Committee



Signed:
David Blagbrough
Chair
Camden Square CAAC

Date: 8 December 2022

