

From: CAAC Comments Form
Sent: 05 August 2023 19:13
To: Planning Planning; Dawn Allott; Derek Gomez; Tuhinur Khan
Subject: CAAC Consultation Comments Received

Camden Council

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618912

Application ref.

2023/2853/L

Site Address

12 Chalcot Crescent London NW1 8YD

Development Description

Alterations to the existing third floor roof extension including new fenestration at front and rear, in addition to installation of PV solar panels on flat roof and minor internal alterations.

Planning officer

Daren Zuk

Advisory committee

Primrose Hill;Primrose Hill;Primrose Hill;Primrose Hill

Advisory committee

Please send your comments by:

2023-08-13T00:00:00.000

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?

PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT 19 July 2023 12 Chalcot Crescent NW1 8YD 2023/2804/P + 2023/2853/L Objections. Chalcot Crescent is one of the outstanding sets of groups of buildings in the historic townscape of the Primrose Hill conservation area: it was Listed in 1974. The roof extension at no 12 was constructed in the 1960s, before both Listing and designation of the conservation area. We understand that its blank front elevation was designed to prevent overlooking of habitable rooms in the houses opposite: the street is exceptionally narrow. The front 'terrace' providing a means of escape in event of fire not an amenity space which would similarly have harmed neighbours' amenity. The present application should mitigate so far as possible the harm to the now Listed Building caused by the 1960s extension, and it should be established that this mitigation provides no precedent for further roof extensions on this exceptional group of buildings. We advise that the proposed replacement of the front timber structure with painted render would be anachronistic and harmful: the front elevation to the roof extension would be more appropriately finished in natural slate. This would follow the traditional pattern in the area. The harmful overlooking from the front windows should be mitigated by

obscured glass. It should be established that the front terrace is solely for use as a means of escape and for maintenance, not an amenity space. The proposed cast-iron railings located on top of the front parapet are anachronistic and harmful to the original and surviving detail and modulation of the front elevation – an elevation which forms a consistent part of the Listed terrace. Any railing essential to safety should be minimal in design and fixed to the rear of the front parapet to minimise its visibility. On the internal alterations proposed, we object to the extent of the loss of the original and surviving cross wall to the first floor between the main front and rear rooms and to the loss of proportions to the rear room. The plan of the first floor in a Listed house from the 1850s is a key element in its significance and should not be harmed as proposed. The loss of the door to the stairwell at first floor is also objectionable. Similarly the loss of proportions – and loss of integrity of the chimney breast – to the second floor front room is harmful to the significance of the Listed Building. The proposals externally identified here would neither preserve nor enhance the character or appearance of the conservation area: the external and internal alterations would harm the significance of the Listed Building. No public benefit would outweigh this harm. Richard Simpson FSA Chair

Do you want to attach any files?

No

Attach files

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