

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3143/P	Richard Simpson for Primrose Hill CAAC	06/10/2023 10:36:43	OBJ	PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT

27 September 2023

2 Ainger Road NW3 3AR 2023/3143/P

Objection.

No. 2 Ainger Road adjoins no. 1 Ainger Road, which is located in the Primrose Hill Conservation Area: no. 1 Ainger Road is recognized as contributing positively to the special character and appearance of the conservation area (Primrose Hill Conservation Area Statement (current SPD) at p. 24.

We note that no. 2 provides the link between no. 1  $\zeta$  inside the conservation area  $\zeta$  and the rest of Ainger Road. The link, or context, is expressed architecturally through the way that the houses step down the slope of Ainger Road: this is shown in the levels of nos 1 to 3. The present roof extensions follow this stepping down as the existing front elevation drawing shows. But the proposed roof extension at no. 2 does not step down from no. 3, and as a result is overdominant in height in relation to no. 1  $\zeta$  within the conservation area. This proposal would harm the street pattern which contextualises the positive contribution to the conservation area by no. 1. The proposal as it stands would neither preserve nor enhance the character or appearance of the adjacent conservation area.

We note that an extension following the existing height of the existing sun room extension could allow for the  $\zeta$ step-down $\zeta$  from nos 3 to 2 to 1. We would be happy to review a revised proposal.

We are also concerned by the relationship of the rear of the proposed addition, and especially the roof terrace, to no. 4 Erskine Road (in the conservation area). The possible impact of the proposal on the amenity of habitable rooms at no. 4 Erskine Road needs to be made clear: neither the drawings submitted nor the planning statement make this relationship clear preventing assessment of this important aspect of the application.

Richard Simpson FSA  
Chair

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