

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3965/L	Richard Simpson for Primrose Hill CAAC	10/10/2023 11:25:44	OBJ	<p>PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT</p>

27 September 2023

1 Rothwell Street NW1 8YH 2023/3134/P + 2023/3965/L

Objections.

Our advice is given in the form of a list.

Rear addition (lower ground and ground floor). We accept that given the location of the house at the end of the terrace, and the scale, form, and details of the extension proposed, the proposed rear addition would not harm the special significance of the Listed Building, nor the special character and appearance of the conservation area. We also note that the landing proposed with the external garden stairs would not increase overlooking of neighbours' habitable rooms, given that it replaces the existing, non-original, balcony. We have no objection to the proposed rear addition, but we would ask for a condition requiring approval of the stair, its details and materials, to protect the special significance of the Listed Building, and the special character and appearance of the conservation area.

Lower ground floor

No objection to the proposed front area window in principle, but we seek a condition to ensure that the glazing bars match those on adjoining houses. We note that the lamb's tongue glazing bars in the conservation area are normally 18mm, or even 16mm, thick, not 20mm as shown.

We object to the proposed bathroom. It would destroy the scale and proportions of both the lower ground floor rooms, as well as their proportions and asymmetrical character of the chimney breasts to the party wall. The plan form of historic buildings is a key element of their special significance and should not be lost.

Ground floor: no objections.

First floor: no objections: we welcome the reinstatement of the original wall adjacent to the staircase (ref. PRO-01F-06).

Second floor: no objections, we note the reinstatement of the cross wall partition (ref. PRO-02D-05). We do not object to the insertion of a stair to the roof (ref. PRO-02D-06).

Roof: we object to the increased scale and bulk of the glazed roof access box (ref. PR-RF-01). The additional scale of the proposal is made clear in the section drawing (Section AA). We note that the Listed terrace has no roof additions on the scale now proposed, and this is exceptional in the conservation area: we seek to retain this key feature. An access hatch on the scale of the present (ref. DEM-RF-02) could be acceptable as a modern replacement of the existing.

We also advise that a condition/s. 106 agreement be required to ensure that the roof is not used as a roof

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				terrace, both to preserve the special character of the Listed Building as a consistent element in the terrace at roof level, and to preserve the character and appearance of the conservation area. Richard Simpson FSA Chair
