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**From:** Richard Simpson <  
**Sent:** 22 June 2024 12:27  
**To:** John Nicholls  
**Subject:** Re: 3 Erskine Mews NW3 3AP 2024/1639/P

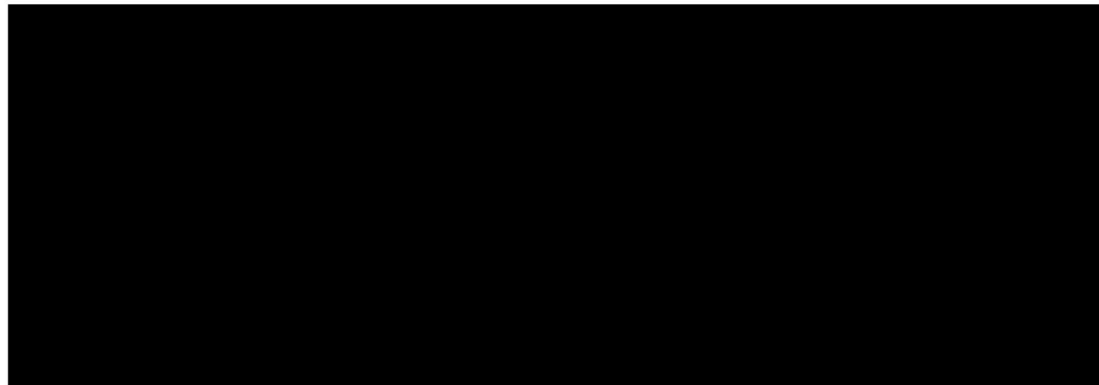
**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Dear John,

Here is our advice on both 1 Erskine Mews NW3 3NP 2024/0768/P and 3 Erskine Mews NW3 3NP 2024/1639/P. Hope it's not too late and that you can put it up on the website.

Best wishes and thanks again,  
Richard

**ADVICE from PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE  
12A Manley Street London NW1 8LT**





**ADVICE *from* PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE  
12A Manley Street London NW1 8LT**

05 June 2024

3 Erskine Mews NW3 3NP 2024/1639/P

Objection.

We have consistently objected to proposals for roof extensions to Erskine Mews. On the most recent previous application, 2022/2230/P, our objection was based on potential loss of residential amenity for surrounding residents. We argued 'It is critical to bear in mind that the character of the conservation area [which Erskine Mews abuts] depends in part on the viability of close built residential development, and that this, in turn, depends on the respect by all residents for the living conditions of our neighbours. Loss of residential amenity is a threat to viability and so to the continuance of the mixed character of the conservation area.' We would now add that the cumulative threat to viability is a threat to economic resilience and growth.

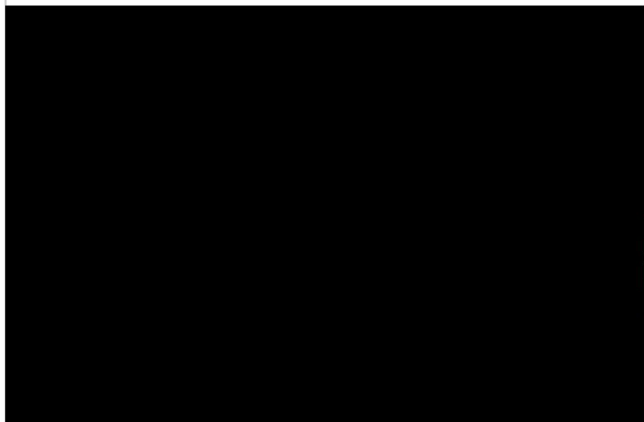
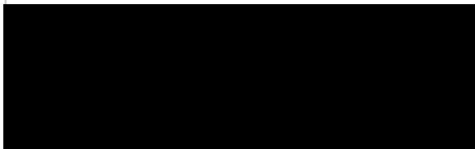
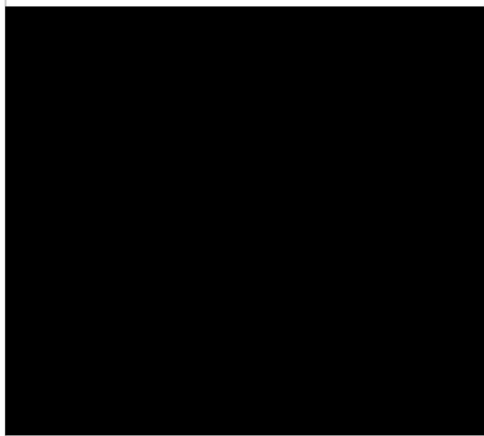
We object to the proposed increased bulk, see East Elevation proposed, dwg no. 101A, given our concerns about sunlight and daylight set out in 2022.

We object to the extent of glazed rooflights on the grounds of harmful light pollution. This objection could be addressed by a condition ensuring effective mitigation.

We note that for this application, for 3 Erskine Mews, London NW3 3NP, the applicant's Minor-Material Amendment Statement refers to obscured glass in the revised window(s) at the upper storey. This would address this concern of ours if a condition were imposed to ensure the permanent maintenance of the fixed light and obscured glass.

Richard Simpson FSA  
Chair PHCAAC.





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