

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4195/P	Richard Simpson for Primrose Hill CAAC	02/11/2024 16:27:55	OBJ	<p>PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street, London NW1 8LT</p> <p>16 October 2024</p> <p>30 Chalcot Road NW1 8LN 2024/4195/P</p> <p>Continued strong objection.</p> <p>We note that this is a further attempt to gain planning consent for the first floor rear extension, applied for previously in application 2024/0035/P, but withdrawn from that application. The Advisory Committee objected then on the following grounds:</p> <p>'We object strongly to the rear addition to the first floor which destroys the original and surviving plan form and balance of the elevation at this level. The proposals go against the Primrose Hill Conservation Area statement (current SPD) at PH27 which states that 'extensions should be in harmony with the original form and character of the house ...'.</p> <p>Our objection still stands.</p> <p>We note that the applicants' arguments from other cases are not valid as precedents for this application, as follows.</p> <p>26 Chalcot Road, 2015/7019/P, is not relevant because the first floor addition consented there is lower than, and therefore subordinate to, the closet wing, whereas the current application 2024/4195/P, shows the proposed extension rising a stated 1220mm above the surviving closet wing, and thus destroying the balance of the elevation at this level.</p> <p>28 Chalcot Road, PEX0100465, is not relevant since it refers to a lower ground floor extension, not a first floor extension, as well as to a decision more than 20 years old.</p> <p>14 Chalcot Square, 2005/5560/P, refers specifically to the replacement of changes from the 1960s, a circumstance not relevant to the current application.</p> <p>24 Fitzroy Road, 2003/0875/P, the rear extensions were to replace existing rear extensions, not the case in the current application, where the rear elevation wall is original to the house.</p> <p>We argue more generally that an individual case does not set a pattern. We are very concerned that individual cases responding to specific circumstances can be used as a general precedent.</p> <p>Richard Simpson FSA, Chair PHCAAC.</p>