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**Conservation Area Advisory Committee**

Advisory Committee	Primrose Hill
Application ref	2013/6524/P
Address	7C Egbert Street London NW1 8LJ
Planning Officer	Paul Gardiner
Comments by	5 December 2013
Proposal	Erection of a mansard roof with front and rear dormers, and associated creation of a roof terrace to flat (Class C3).
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee</p> <p>12A Manley Street, London NW1 8LT</p> <p>20 November 2013</p> <p>7C Egbert Street NW1 8LJ 2013/6524/P</p> <p>Objection. While we have no objection to the principle of a roof extension in this location at third floor. However, the proposed mansard does not follow design guidelines which seek to ensure that roof extensions do not dominate the house to which they are added. The front slope is both too close to the front parapet, and too high. There is also no gutter provision at the front, which is required, and gives a minimum set-back for the location of the front slope. We also note that there should be no rainwater pipework added to the front elevation, guidance upheld on appeal.</p> <p>Also upheld on appeal, is the guidance that there should be no further extension on top of the third floor roof, neither the roof terrace with its very obtrusive railings, nor the opening rooflight are acceptable. They make the roof extension more dominant in the skyline, harming the unity of the terrace as a group, and neither preserving nor enhancing the character and appearance of the conservation area. A roof top extension also harms the amenity of neighbours both in Egbert Street and, at the rear, in Fitzroy Road, where</p>

habitable rooms in close proximity can be overlooked.

We do not see 5 Egbert Street as a valid precedent and are investigating the status of its apparent roof terrace.

Richard Simpson FSA  
Chair

No details entered

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