

DESIGN AND ACCESS

49 Princess Rd, Primrose Hill NW1

10 May 2011

Proposal

The application is for traditional mansard roof extension to a terrace house.

Site Description

The building is a 5 terrace storey house. The site is located within the Primrose Hill Conservation Area.

The building is not listed.

Relevant history

The house next door, no.51 Princess Road has recently received planning consent for a mansard roof ref: 2011/0398/P.

Relevant Policies

Unitary Development Plan (2006)
S1/S2 Sustainable Development
B1 General Design Principles
B3 Alterations and extensions
B7 Conservation Areas
SD6 Amenity for occupiers and neighbours
H3 Protecting existing housing
H7 Lifetime homes
Camden Planning Guidance 2006
Primrose Hill Conservation Area Statement

Design

The design strictly follows the guidance of the Camden Planning Guidance 2006 for mansard roofs, so that it is deemed acceptable for the conservation area. This means the pitch of the lower slopes are 70deg, the upper slopes 10deg and the floor to ceiling height is 2.3m.

The dormers at the front are lead clad and the roof cladding is traditional slate.

For the butterfly parapet of the valley roof is retained with conservation type rooflights flush with the slope rather than dormers, in accordance with the guidance.

The proposal is not harmful to the amenity of neighbours. There is no harmful impact on the access of sunlight and daylight to the properties on either side.

There is no loss of visual privacy to any neighbouring properties.

Access

The access to the house is unchanged.