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**Conservation Area Advisory Committee**

Advisory Committee	Primrose Hill
Application ref	2014/5723/P
Address	1 Berkley Road London NW1 8XX
Planning Officer	Olivier Nelson
Comments by	23 October 2014
Proposal	Erection of rear extension at lower ground level and installation of windows on side elevation and reinstatement of iron railings on front elevation, in association with the conversion of existing single family dwelling to 2 maisonettes (1 x 1 bedroom, 1 x 2/3 bedrooms).
Objection	Yes
Comment	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>1 October 2014</p> <p>1 Berkley Road 2014/5723/P</p> <p>1. We object to the so-called re-instatement of the railings at first floor level. We have asked, in the past, for evidence that there were railings on these houses in this location, and have been provided with none. The railings added to nos 5-7 are not original, and show, by the unfortunate non-alignment of railing and window, that they do not provide a suitable model. The use of detail, and its absence, are markers of the distinction between the groups of houses in the area, and contribute to the special character and appearance of the conservation area: these distinctions should not be modified without clear justification.</p> <p>2. We have no objection to the changes at the rear, although we find the design of junction of the glazed rear infill extension to the three-sided existing bay window very awkward: it neither preserves nor enhances the character or</p>

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appearance of the conservation area. We question whether a modest change to the proposed bathroom might not enable different internal access, requiring a less difficult conjunction of external forms.

3. We advise that the use of the obscured glass in the new three-light window in the rear at first floor, and their permanent fixing shut, be made a condition of any approval, to protect the amenity of neighbours.

Richard Simpson FSA  
Chair

**Documents attached**

No details entered

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