

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/5503/P	Richard Simpson for PHCAAC	12A Manley Street London NW1 8LT	30/10/2014 12:44:40	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>15 October 2014</p> <p>38 Chalcot Road London NW1 8LP ref 2014/5503/P [by e-notification on time]</p> <p>Strong objection.</p> <p>We object very strongly indeed to the proposed roof extension to the main building.</p> <p>It has been formally recognized in the Primrose Hill conservation area statement (at PH18) that where a property forms part of a symmetrical arrangement 'the balance of which would be upset' a roof extension would have a harmful impact on the conservation area, and is unlikely to be acceptable. This is clearly the case here (PH19), where the property forms one of four corners which are at the heart of the conservation area, the junction of Chalcot and Fitzroy Roads, and frame important views, also recognized in the Statement (pp. 14, 16).</p> <p>We note the careful protection of the corners of the cross-roads as evidence for the historic scale of the area and of its consistency, integrity, and visual unity. All four corner buildings have retained their original height, none having roof-extensions. This protection is the result of effective policy guidance and development management over many years. We observe that an application for a mansard roof on the opposite corner, 23 Chalcot Road, was refused in 2002 (PEX0100637) on the grounds that: 'It would be visible in long views in which it would be a discordant element at an intersection that currently has a high degree of visual unity. In these respects it would harm the character and appearance of the Conservation Area ...'.</p> <p>The proposed roof extension would harm, and neither preserve nor enhance, the character and appearance of the Conservation Area</p> <p>We object to the railings proposed to the rear roof at first floor level, they detract from the contrast between the front and rear of the building. A glazed screen, set within the brick parapet might provide a less obtrusive and harmful alternative.</p> <p>Richard Simpson FSA Chair</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/5503/P	Julian Manyon	37 Chalcot Road London NW1 8LP	29/10/2014 11:12:44 INT		My wife and I are the owners of the freehold and upper maisonette of the adjoining property, 37 Chalcot Road. While we have no objection in principle to the proposed development we are concerned about noise from the proposed new mansard room at No. 38 being audible in our top floor bedroom at No. 37 (there is already a degree of noise nuisance from the existing lower floors of No. 38). We therefore believe that planning permission for the new mansard extension should only be granted subject to guarantees that the applicant will install effective sound installation at mansard level between the two buildings.
