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**Conservation Area Advisory Committee**

Advisory Committee	Primrose Hill
Application ref	2014/6219/P
Address	96 Gloucester Avenue London NW1 8HX
Planning Officer	Olivier Nelson
Comments by	27 November 2014
Proposal	Change of use of lower ground and ground floor from retail (Class A1) to a single family dwelling with alterations to the shop front, a first floor rear extension and a mansard roof extension.
Objection	Yes
No Objection	Yes
Comment	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>5 November 2014</p> <p>96 Gloucester Avenue London NW1 8HX 2014/6219/P</p> <ol style="list-style-type: none"><li>1. We have no objection to the change of use, noting that the shop here is isolated, not part of a group of shops, and this change of use provides no precedent for other shops in the conservation area.</li><li>2. We have no objection to the proposed front elevation at ground floor level. All details should be reserved by condition for detailed approval to ensure that they match the adjacent model.</li><li>3. While we do not object to the main roof extension, we are concerned that its form is disruptive of the pattern of roof extensions on this terrace. The introduction of a painted fascia between slate clad mansards neither preserves nor enhances the character or appearance of the conservation</li></ol>

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area. Another solution should be found to resolve this objection.

4. We are concerned that the rear extension will harm natural light to habitable rooms in adjacent houses, and allow overlooking. Both need appropriate assessment to ensure that there is no harm before any consent is granted.

Richard Simpson FSA  
Chair

**Documents attached**

No details entered

**About this form**

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Camden town hall extension  
Argyle Street  
London WC1H 8NJ

Form reference 9787042

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