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From: no-reply
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CONSERVATION AREA ADVISORY COMMITTEE

Advisory Committee: Primrose Hill

Application ref: 2014/7586/P

Address: Flats A and B31 Edis Street LondonNW1 8LE Planning Officer: Carlos Martin Comments by: 7 January 2015

Proposal: Alterations to rear elevation fenestration at basement level, and installation of 3x rooflights to main roof.

Objection: Yes

Comment: Yes

Observations: ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT

17 December 2014

2014/7586/P: Flats A and B 31 Edis Street London NW1 8LE

Object:

The main roof: This roof is an important, prominent hipped roof, very visible in long views along Chalcot Road, and from Princess Road. The roof is both distinctive, in that the roofs in most of the terrace houses in Edis Street are set behind parapets, whereas this is one of 4 houses in the street (nos 28-31) with roofs sloping to an eaves at the front: in this case, hipped with eaves on three elevations. The roofs are indications of the historic development of the area, as terraces and part terraces were completed at different times. The integrity of the distinctive roofs in this group has been recognized as significant in the conservation area, and protected, including through appeal. It is for this reason that this group

(28-31 consecutive) has been singled out in Edis Street for protection from roof alterations at policy guidance PH19 in the Primrose Hill conservation area Statement. The proposed three rooflights would harm the integrity of the roof, which is part of an unimpaired group, prominent in long views:

they would harm, rather than preserve or enhance the character and appearance of the conservation area.

The rear addition: The existing rear addition, and its pattern of fenestration, respects the form of traditional back additions in the area.

The proposed new opening â revisiting the tired clichÃ© of an opening which contradicts that pattern â is contrary to policy guidance PH27 in the Primrose Hill conservation area Statement: more generally, it is not high quality design, even in this modest context. A modification to the opening proposed could produce an acceptable proposal.

Richard Simpson FSA

Chair

DOCUMENTS ATTACHED

No details entered

ABOUT THIS FORM

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