
Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2014/7681/P
Address	44 Chalcot Road London NW1 8LS
Planning Officer	Neil Luxton
Comments by	12 February 2015
Proposal	Mansard roof extension with front terrace and rear Juliet balcony with glass balustrade.
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>21 January 2015</p> <p>44 Chalcot Road London NW1 8LS 2014/7681/P</p> <p>Objection/comment</p> <p>While we have no objection to the principle of a mansard roof extension in this location, which is situated mid-terrace between other extensions, we have two objections to the design proposed.</p> <p>1. We object to the destruction of the butterfly parapet at the rear. We comment that Camden's Planning Guidance, Design, at 5.19 specifically requires the retention of these butterfly parapets. Loss of butterfly parapets is specifically recognized as harmful to the character and appearance of the PH CA, see PH21 in the CA appraisal. We would not object to the use of a glass balustrade, as proposed, to the glazed door, so long as it is located behind the retained parapet.</p> <p>2. We object to the form and details of the front opening. We notice that there is no assessment of its visibility from the street. A pair of openings would better follow the design of</p>

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the existing house. The proposed boxing around to match the slate colour does not follow Camden's guidance at 5.18 which refers to the importance of using high quality materials because of the visibility of roof extensions.

Richard Simpson FSA
Chair

Documents attached

No details entered

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