
Conservation Area Advisory Committee

Advisory Committee

Application ref	2015/0310/P
Address	2 Antrim GroveLondon NW3 4XR
Planning Officer	Simon Vivers
Comments by	4 March 2015
Proposal	Variation of condition 2 (approved drawings) of planning permission ref 2012/4100/P (dated 13/03/2013) for the erection of roof extension (following demolition of existing lift overrun) to provide new 1 x 2-bedroom flat (Class C3) with roof terrace enclosed by glass balustrade, replacement of glazing to stairwell on front elevation, namely for the addition of PV panels, increase of height of penthouse, and other amendments to the roof and elevations.
Objection	Yes
Observations	<p>âWe originally objected to the first application 2012/4100 as follows below and we would object to any further increase in height of this prominent corner building.</p> <p>Quote...</p> <p>: This building is prominently sited and the proposed roof extension would be highly visible from three sides. The style and treatment of the extension is unsympathetic and the increase in height would spoil the proportion and result in the building becoming too dominantâ.</p> <p>Belsize Residents Association have objected towards the proposal on the following grounds:</p> <p>âThis proposal is not a positive contribution to a prominent location within a Conservation Areaâ.</p> <p>There seems little difference to the previous application 2012/0728/P except for the reduction in the parapet wall extension to the existing building, it</p>

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appears that this has been replaced with glass balustrading which does little to disguise the additional height and draws further attention to the new volume.

As we commented before, the existing building is already taller than the adjacent buildings on Haverstock Hill and Antrim Grove, the latter especially so and where as a consequence of the corner site, the change in scale is highly visible and the addition would worsen this situation.

Also as we commented before, we would not, in principle, be opposed to a smaller extension which is set further in from the edge of the existing building, as has been shown in some of photographs of neighbouring buildings shown in the applicants supporting documents.

With the amount of glass walls to the extension there will be an increase in overlooking and light pollution which would both be invasive and unattractive for neighbouring occupants and this is worsened by the glass balustrades which give no protection.

We object to the application, please refuse permission.

...Unquote

DJ Kelley
for
BCAAC

Documents attached

No details entered

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