
Conservation Area Advisory Committee

Advisory Committee	Belsize
Application ref	2015/1037/P
Address	55 Lancaster Grove London NW3 4HD
Planning Officer	Raymond Yeung
Comments by	2 April 2015
Proposal	<p>Erection of single storey ground floor rear extension following demolition of existing extension, enlargement of existing basement including installation of front lightwells and rooflight to the rear. Alteration to the fenestrations to the ground floor side elevation . Raising of external terrace to the rear ground floor level and bike store to the rear garden area.</p>
Objection	Yes
Observations	<p>We object to the proposed extension as it is too long and too high. It is not 'a subservient and respectful addition' to the original building as claimed in the application's design statement.</p> <p>The existing rear extension projects slightly more than 4 metres into the garden space of the property, and its shape relates to the adjacent original bay in that its rear wall also has canted sides. The proposed extension is much longer at almost 7 metres, and its high flat roof (about 4 metres) and clerestory windows in addition to the glass doors which take up much of the width of its straight end wall do not relate either to the style of the rear facade, or the height of the original small bay, which it will dominate, to the detriment of the pleasant style of the original building.</p> <p>We also object to the extension of the basement floor beyond the footprint of the house, particularly under the rear garden.</p> <p>Beatrice Wober For BCAAC</p>

Documents attached

No details entered

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