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**Conservation Area Advisory Committee**

Advisory Committee	Primrose Hill
Application ref	2015/0947/P
Address	31A Edis Street London NW1 8LE
Planning Officer	Tony Young
Comments by	9 April 2015
Proposal	Installation of a rooflight in the rear roofslope.
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>18 March 2015</p> <p>31A Edis Street London NW1 8LE: 2015/0947/P</p> <p>We note our advice of 17 December 2014 on 2014/7586/P, and appreciate the effort to come up with an acceptable solution here, but object to the current proposal.</p> <p>Our starting point is the recognition of the 4 houses, 28-31, as a distinct group in Edis Street, and the significance of the roof form in determining that distinctive character. That is, the roofs on these 4 houses, with eaves and simple slopes to central ridges are visible from the street, not located behind front parapets as in the other houses in Edis Street. The significance of this distinctive character is given particular importance by the fact that the visible roofs are substantially unimpaired. It is for this reason that the Primrose Hill conservation area statement at PH18-19 specifically identifies these 4 houses in Edis Street as a group where any roof extension or alteration which changes the shape or form of the roof is unlikely to be acceptable. This statement was endorsed by the Planning Inspector when he dismissed the appeal against refusal of a rear roof extension at 30 Edis Street (neighbour to 31) in 2009 (APP/X5210/A/08/2086723).</p>

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The slopes of the roof on this house, no 31, have even greater significance within the group, because it is the end house, and the roofs form a symmetrical hip, with eaves to three sides. Each of the three hipped roof slopes is substantially unimpaired, reinforcing the importance of the group, as well as of no 31 itself. Its significance in the conservation area is even further strengthened by the visibility of all three roof slopes, the front, side and rear, from the public street (Chalcot Road and Princess Road). This gives the rear roof an unusual prominence and significance in terms of the appearance of the conservation area as seen from the public space.

Unlike the front slope, the rear slope is affected by the extension at no 29 which has damaged the unity of the group of 4 houses. However, the Inspector in 2009 also confirmed that the extension at no 29 was built before the CA was designated, and that it did not provide a valid precedent for further harm. Indeed, he argued (para 5) that the appeal scheme would add to the visually disruptive effect on the group as a whole. We note that the two end houses, 30 and 31, have a surviving unimpaired character, which witnesses to the original group character. This should not be diminished or harmed.

The current proposal would still change the form of the rear roof slope, disrupting the unimpaired continuity of the roofs to the rear elevation of the end 2 of group of 4 houses, and disrupting the unity of the three-sided hipped roof to no. 31 itself. Given the visibility of these rear slopes from the public street (see photo), the proposal would harm, rather than preserve or enhance the character and appearance of the conservation area.

Richard Simpson FSA  
Chair

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**Documents attached**

No details entered

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