

ADVICE from Primrose Hill Conservation Area Advisory Committee

12A Manley Street, London NW1 8LT

4 June 2015

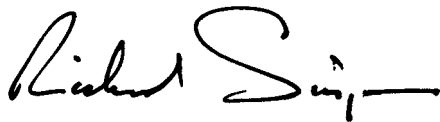
17 Edis Street NW1 8LE 2015/2696/P [roof extension]

Objection.

While we do not object to the principle of a roof extension in this location, the design at the rear should follow the clear guidance now formulated in Camden's Planning Guidance 1 Design (2014), which is the recently adopted standard, as well as set out in the *Primrose Hill conservation area statement*. At the rear, CPG 1 at 5.19 with Figure 6, sets out the guidance applicable in this case, which is that the existing rear butterfly parapet should be retained. Guidance is similar at PH21 in the *Conservation area statement*. We also note that the proposed rear window is out of scale with the rear elevation.

We note the visibility of the rear of these houses within the conservation area. We also note that earlier extensions pre-date the 2014 CPG and do not provide valid precedent. We question how far the applicant's drawings accurately represent the degree to which the butterfly profiles still survive in the group: see our photo below.

We would prefer to see the front elevation designed to follow the dominant forms of the front elevation, that is the pair of windows at extension level following the pattern of the original front elevation.



Richard Simpson FSA
Chair

