

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/2469/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street London NW1 8LT	11/06/2015 20:04:49	OBJ	ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT

4 June 2015

17 Edis Street NW1 8LE 2015/2469/P

Strong objection to the proposed rear addition.

The proposals are directly against Camden's clear guidance now formulated in Camden Planning Guidance 1 Design (2014), which is the recently adopted standard. We note that it states, at 4.22, 'The construction of garden buildings, including sheds, stand-alone green houses and other structures in rear gardens and other undeveloped areas, can often have a significant impact upon the amenity, biodiversity and character of an area. They may detract from the generally soft and green nature of gardens and other open space, contributing to the loss of amenity for existing and future residents of the property.' We note that the building at 18 Edis Street does not provide a valid precedent: it predates the most recent CPG and LDF. It constitutes the sort of development which it is the purpose of developing policy to prevent from leading to further harm to the conservation area by cumulative development.

We note that these gardens are visible from the public street as a green area between Edis Street and Princess Road. The proposal would harm this, and by setting a precedent, would allow the further deterioration of this aspect of the conservation area. The building would also harm the sense of openness in this rear garden area, another element in the character and appearance of the conservation area.

The proposed replacement of the original window opening at the ground floor level at the rear would be harmful to the amenity of habitable rooms in the houses in Princess Road by reason of overlooking and light pollution.

The proposals neither preserve nor enhance the character or appearance of the conservation area.

Richard Simpson FSA
Chair