

From: Richard Simpson [REDACTED]
Sent: 19 July 2015 13:05
To: Marfleet, Patrick
Subject: Re: Consultee letter for PlanningApplication Application:
2015/3137/P

Dear Patrick, The CAAC e-notification system doesn't seem to be working, so I am sending our advice direct to you. Best wishes, Richard

ADVICE from Primrose Hill Conservation Area Advisory Committee
12A Manley Street, London NW1 8LT

15 July 2015

Flat 2, 2 Albert Terrace 2015/3137/P

Strong objection.

1. The rear gardens to these very substantial houses are very modest in scale, and should not be further diminished as green space, as the application proposes. Camden's Design guidance, CPG 1, only recently formally adopted, seeks to recognize and protect rear gardens, like this one, at 6.24 and 6.29. The amenity, biodiversity, and character would all be harmed here.

2. The rear of the building has been much altered, but the dominant mass of the major masonry back addition (from about 1951, and so before conservation area designation) should remain visibly free-standing. That is, the plan form where the glazed infill is set back from the main line of the masonry addition should be followed again: the alignment proposed is not characteristic of the pattern of back additions in the conservation area.

3. We are concerned that the infill proposed, and the additional windows, will both harm neighbouring residential amenity, and diminish the sense of space by increasing the sense of enclosure in this narrowly delimited area.

Richard Simpson FSA
Chair

On 9 July 2015 at 13:37, Marfleet, Patrick <Patrick.Marfleet@camden.gov.uk> wrote:
Please find attached Consultee letter for PlanningApplication application 2015/3137/P

Y2015/3137/P

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