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**Conservation Area Advisory Committee**

Advisory Committee	Belsize
Application ref	2015/2997/P
Address	Centre Heights137 Finchley RoadLondonNW3 6JG
Planning Officer	Josleen Chug
Comments by	20 August 2015
Proposal	<p>Part two, part three storey extension to Centre Heights building to create 5no. (3 bed) residential units (use class C3) with associated roof gardens. Relocation of 7 no. telecommunications antennae at roof level and single storey rear extension to existing retail units to create an additional 130sqm of retail (A1 use class) floorspace. Demolition of existing multi-storey car park to the rear of existing building and erection of two to five storeys mews development to create 11no. residential units (use class C3) together with hard and soft landscaping, refuse and recycling facilities and cycle parking.</p>
Objection	Yes
Observations	<p><b>OBJECT TO ROOF EXTENSION</b></p> <p><b>CENTRE HEIGHTS. Front Elevation.</b></p> <p>Five, new, three storey, residential units to roof.</p> <p>This 1960s mixed-use slab block, designed by Panos Koulermos and Kenneth Frampton in Douglas Stephen's office is a clever, legible building consisting of a floor for shops, five floors for offices, five floors for maisonettes and flats.</p> <p>There is a feature staircase and lift core.</p> <p>The office facade is divided into six structural bays - with cantilever ends.</p> <p>The maisonette facade is divided into ten paired bays.</p> <p>The offices and flats have an EVEN number of bays.</p> <p>Why do these roof top proposals look incongruous, bulky</p>

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and out of scale and character with the existing façade?

1. There is an UNEVEN number of structural bays (5) divided into two and a half pairs of maisonettes. The symmetrical rhythm and composition of the existing facade is disrupted. (Not pairing the units might improve the proposals and the roof garden skyline.)

2. The new accommodation has a horizontality in design which is alien to the original building.

3. The solid vertical extension of the feature staircase and lift core makes this architectural element too high and overbearing.

A deeper, more rigorous analysis of the existing façade could lead to a more satisfactory resolution to the new addition.

CENTRE HEIGHTS. Rear Elevation.

Five, new, three storey, residential units to roof.

The same comments on the front elevation also apply to the rear façade. The horizontality and subdivision of the design is even more bulky and there is an ambiguity of structural support and its relationship to the existing building below.

The extension to the staircase tower and core becomes even more overbearing to the surrounding residential building.

OBJECT TO MEWS DEVELOPMENT  
MEWS/COURTYARD DEVELOPMENT  
Old Car Park Site.

The documentation shows no alternative proposals for this site, which is heavily over-shadowed by Centre Heights.

Eleven dwellings on this site is over-development and impinge on adjoining properties.

Eldred Evans  
Chair

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**Documents attached**

No details entered

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