

Subject: FW: 21 Chalcot Road 2015/5092/P: ADVICE from Primrose Hill Conservation Area Advisory Committee

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12A Manley Street, London NW1 8LT

7 October 2015

21 Chalcot Road 2015/5092/P

Objection.

We object to the provision of a front terrace, which does not meet the provisions of Camden's Design Guidance CPG1, 5. The visibility of the extension in this location is disruptive. The proposed railings would also be harmful unless they are set back so as not to be visible – we note the importance of longer views along Fitzroy Road.

We object to the proposed glazed book at the rear, on grounds of overlooking of neighbouring habitable rooms from within the box. We also object on the grounds of light pollution.

We note that the raising of the flank wall to 3 storeys high is potentially damaging to the natural light of neighbours. This needs to be tested by a daylight survey and calculation.

Richard Simpson FSA
Chair