

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0241/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street London NW1 8LT	25/02/2016 17:35:49	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>17 February 2016</p> <p>43 Chalcot Road 2016/0241/P</p> <p>1. We accept that as both 44 and 42 Chalcot Road have approved roof extensions, this extension is acceptable, so long as it follows the pattern approved at no. 44 (2014/7681/P). We note that there is a change in level of the terrace at the boundary between 43 and 44, and this 'step' should be fully respected as part of the historic character of the terrace: for example, the roofs will not line-up across this boundary, but step down from 43 to 44.</p> <p>2. We object to the current proposal where the front mansard is too close to the front parapet – it should be set back behind a full valley gutter behind the parapet, as shown in Camden's Planning Guidance, Design, Mansard roofs Fig. 6.</p> <p>3. At the rear, the roof should not have dormers, but, again follow Camden's planning guidance, 5.19 Butterfly roofs, and use conservation rooflights.</p> <p>4. We object strongly to the rear full-width roof-terraces, which would allow serious loss of amenity to neighbours through overlooking of this enclosed rear space.</p> <p>Richard Simpson FSA Chair</p>
