

[REDACTED]

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**From:** Richard Simpson [REDACTED]  
**Sent:** 01 April 2016 12:42  
**To:** Enirayetan, Oluwaseyi  
**Subject:** 11 Chalcot Road 2016/0940/P: ADVICE from Primrose Hill Conservation Area Advisory Committee

**Categories:** Yellow Category

Dear Oluwaseyi,

It was really good to meet you yesterday: I'm sorry this advice is a day late! Good to know that it's not too late tho.

Many thanks, and all good wishes,

Richard

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

16 March 2016

11 Chalcot Road 2016/0940/P

Strong objection.

This house is part of a characteristic terrace in Primrose Hill. It has an existing roof extension which sits well back from the front elevation, and has a form of mansard at the rear, achieving the broad planning objective – long recognized in policy guidance for the conservation area – that roof extensions should be subservient to the original building.

The proposed front mansard extends the so-called dormers across the full width of the main elevation, directly contrary to design guidance. The proposal would make the roof over-dominant on the building; it would be disruptive to the unity of the terrace; it would set a very damaging precedent. In all, it would neither preserve nor enhance the character and appearance of the conservation area.

The building up of the rear wall is also directly contrary to Camden design guidance: it, too, would neither preserve nor enhance the character and appearance of the conservation area.

Richard Simpson FSA  
Chair