

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1129/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street London NW1 8LT	05/05/2016 10:16:49	OBJ	ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT

20 April 2016

20 Albert Terrace Mews 2016/1129/P

Objection.

This house is set within a very tight urban space, surrounded by and impinging on the surrounding buildings and garden open space, it requires a very neighbourly approach to any changes at roof level, both in terms of the character and appearance of the conservation area – which must include the sense of space and enclosure in this location – but also in terms of the amenity of neighbours.

While we object to the current proposals, we advise that, with modifications, a revised scheme could meet our objections.

In terms of the harm to the conservation area we find the height and location of the privacy screens, coupled with the false ‘hedging’, visually intrusive, giving unnecessary bulk to the roof, harming the appropriately modest scale of the existing building. We advise that the privacy screen is only needed at the rear of the roof, and should be no more than 1.5 m high. We advise that a screening material be chosen which is more appropriate to the area than plastic hedge.

If the railings at the front were minimised (no more than required by Building Regulations), and the screening abandoned at the front, there would be no need to raise the front parapets. These appear to have been raised solely to screen the screen: it would be better to remove the need for them. The raising of the parapets adds to the harm from excessive scale in this intimately scaled area.

We are concerned that measure be taken to avoid light pollution.

We would be happy to see revisions to the scheme.

Richard Simpson FSA
Chair