

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1667/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street London NW1 8LT	05/05/2016 10:50:38	OBJ	ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT

20 April 2016

12 Edis Street 2016/1667/P

Objection.

On the design of the roof extension, it is a fundamental objective of the design of roof extensions in the area that they are clearly subservient to the main building below – originally there were no visible roofs on this terrace. The lifting of the front fascia as proposed here would directly counter this design understanding, and harm the character and appearance of the conservation area by adding an intrusive and out-of-scale element dominating the skyline at this point. It would also disrupt the line of the rest of the terrace. While we acknowledge that the narrowness of Edis Street limits views from across the street, longer view exist, and as Planning Inspectors have commented, views are also important from upper rooms in houses. The roof extension should retain its front slope: it should look like a roof and not like a misplaced patio,

The rear extension is yet another example of an oversimple full-width extension which counters the pattern of rear additions in the CA and is contrary to guidance.

Richard Simpson FSA  
Chair

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