

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3192/P	David Scrase	David Scrase 41 Primrose Gardens London NW3	26/07/2016 11:12:26	COMMNT	<p>2016/2397/P, 39 PRIMROSE GARDENS, LONDON NW3 4UL</p> <p>OBJECTIONS.</p> <p>The proposed full-width rear extension at Lower Ground Floor Level is not in character with Belsize Conservation Area. There is no precedent for rear extensions to this terrace. Adjoining buildings retain traditional Victorian fenestration on the rear building line down to garden level</p> <p>The surviving original bay windows at Raised Ground Floor Level to the adjoining properties are an attractive feature of the rear elevations. While the proposed reinstatement of the bay window to no 39 is welcome, the original bays are supported above the garden level contributing to their weightless appearance. The proposed bay forming part of the current Application would sit heavily on the flat roof of the Lower Ground Floor extension resulting in an altogether different character.</p> <p>The original bay windows are characterised by their traditional roof form. The roof to the proposed bay is flat and is surmounted by an unsightly balustrade. I wish to object to the resulting First Floor balcony on grounds of overlooking.</p> <p>The increased height of the boundary wall forming the side of the extension will result in loss of daylight to the rear bedroom at Lower Ground Floor Level to no. 41. I would suggest maintaining the current boundary wall height.</p> <p>Should an extension at Lower Ground Floor level be considered acceptable by Camden Planning, it would not be unreasonable to attach conditions preventing the use of flat roof as a roof terrace and restricting the material of the reconstructed boundary wall to matching salvaged London Stock Brick. The proposed single ply membrane roof covering is out of character with surround materials.</p> <p>The proposed 34 sq m roof terrace is contrary to current Camden Conservation Area Policy.</p>

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