

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/5349/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street NW1 8LT NW1 8LT	17/11/2016 17:14:16	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>02 November 2016</p> <p>21 Princess Road NW1 8JR 2016/5349/P</p> <p>Objection.</p> <p>While we do not object in principle to the change of use proposed, the way in which it is proposed to be carried out is unsatisfactory in terms of the building, and harmful to the character and appearance of the conservation area.</p> <p>At the rear the proposed removal of original footway paving (granite kerbs) in Calvert Street would be harmful. The removal of the paving is to enable a second car parking space: this is contrary to Camden objectives for minimizing car use. It also has the further harmful effect of restricting access to the proposed flat to a very narrow strip beside a parked car: this is not accessible for wheelchairs, buggies, etc.</p> <p>The proposed back addition is built out beyond the established rear line of the terrace and further diminishes the openness of the rear area, already compromised.</p> <p>We question whether the repaving of the rear area is acceptable under SUDS: where resurfacing is proposed it should, in our view, meet the SUDS objectives.</p> <p>We note the structural implications of the proposed removal of structure to the rear walls at lower ground floor, and suggest that the retention of elements of the existing structure could also lead to a fenestration pattern at lower ground floor to the rear which better follows the proportions of the rear elevations of the group of houses.</p> <p>Given the protection rightly afforded on appeal to the paving to the Princess Road elevation, we question whether the provision of bed spaces in this location allows adequate lighting or ventilation. We suggest that the proposed flat needs to be replanned.</p> <p>We support the retention of the office at ground floor with adequate servicing.</p> <p>Richard Simpson FSA Chair</p>