Camden

Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2016/6430/P
Address	1 Egbert Street London NW1 8LJ
Planning Officer	Helaina Farthing
Comments by	22 Dec 2016
Proposal	Erection of mansard roof extension with front dormer window and two roof lights to the rear of the existing dwelling house (Class C3).
Objection	Yes
Observations	ADVICE from Primrose Hill Conservation Area Advisory Committee

12A Manley Street, London NW1 8LT

7 December 2016

1 Egbert Street NW1 8LJ2016/6430/P

While we have no objection to a mansard roof extension in principle here, we do object to two aspects of this proposal: both could, and should, be modified.

We object to the destruction of the butterfly parapet at the rear: this is contrary to both Camdenâs 2014 Design guidance, and to the Primrose Hill Statement policy PH21.

We also object to the building up of the end wall of the terrace. It is accepted practice in the conservation area that at the end of a terrace the mansard extension sits behind the parapet on both side and front elevations. There is a good example next door, at 13 Chalcot Road. This acknowledges, architecturally, the end of the terrace, and avoids an overdominant flank wall which counters the visual integrity of the original terrace form.

We are happy with the use of paired openings at front and rear, following the main elevations.

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Please let me know if you wish to discuss this.

Richard Simpson FSA
Chair

Documents attached

No details entered

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Form reference	20823617

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