
Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2016/7041/P
Address	17 Edis Street London NW1 8LE
Planning Officer	Laura Hazelton
Comments by	31 Jan 2017
Proposal	Erection of mansard roof extension and single storey rear infill extension; replacement of 3 x rear sash windows with matching windows; lowering of ground floor level by 15cm.
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>11 January 2017</p> <p>17 Edis Street NW1 8LE2016/7041/P</p> <p>Objection to the proposed rear addition.</p> <p>The original, and surviving configuration of rear additions of 16 and 17 Edis Street, retains an unusual openness at the rear, where the rear wall of 16 and 17 is flanked rather than broken by the rear additions. This openness, and natural light, would be significantly harmed by the proposed raising of the party boundary wall.</p> <p>Camden follows the NPPF in seeking a high quality of design in all applications. The proposed rear extension is cumbersome and awkward in terms of the form of the original building. Formal policy guidance for the Primrose Hill Conservation Area (Statement) requires, at PH27, that Rear extensions should be in harmony with the original form and character of the house: this is not.</p> <p>If the application were revised, including reducing the height of the side wall, and setting the infill addition within the</p>

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footprint of the existing rear addition, any consent should be subject to ensuring effective measures against light pollution from any glass roof.

We have no objection to the proposed main mansard roof.

Richard Simpson FSA
Chair

Documents attached

No details entered

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