

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/7041/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street NW1 8LT NW1 8LT	02/03/2017 16:55:51	OBJ	ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT

15 February 2017

17 Edis Street NW1 8LE 2016/7041/P (revised)

Objection.

We object to the proposed lift installation in the front area. It would involve the installation of lift plant higher than the cill of the ground floor window, harming the appearance and balance of the front elevation of the house, and of the terrace of which it is a consistent part. If there is a verified medical reason for the lift, we would advise a personal consent which would include a legal agreement ensuring the removal of the installation when no longer required.

We continue to object to the rear addition.

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.

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, rather than a residential scale it is more like a commercial building, a shop-window.

If the application were revised, including reducing the height of the side wall, and setting the infill addition within the footprint of the existing rear addition, any consent should be subject to ensuring effective measures against light pollution from any glass roof.

Richard Simpson FSA
Chair
