

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0073/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street NW1 8LT NW1 8LT	02/03/2017 12:48:00	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>15 February 2017</p> <p>76-78 Gloucester Avenue NW1 8JD 2017/0073/P</p> <p>Objection.</p> <p>We accept the principle of a roof extension in this location, but the design needs to respect the character and appearance of the conservation area as formally agreed in policy and guidance.</p> <p>General: the form of a roof extension in this location, following Camden Planning Guidance Design at 5.14 should preferably be in the form of a mansard: what is proposed is not a mansard but a box.</p> <p>The front elevation. While we acknowledge that the front elevation is set well back, the form and particularly the sheet metal finish adopted give the front elevation the appearance of a giant dormer, quite out of scale with the existing elevation. We would advise that traditional dormers, in a slated front slope, would be more appropriate.</p> <p>The rear elevation. The surviving butterfly parapet should be retained, see Primrose Hill conservation area statement, PH21. We are also very concerned at the potential for overlooking of habitable space in the mews houses to the rear in Whittlebury Mews from the proposed rear roof terrace.</p> <p>The proposals currently neither preserve nor enhance the character or appearance of the conservation area.</p> <p>Richard Simpson FSA Chair</p>

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