
Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2017/3291/P
Address	47 Princess Road London NW1 8JS
Planning Officer	Obote Hope
Comments by	20 Jul 2017
Proposal	Erection of two-storey infill extension from lower-ground floor level and installation of glass balustrade for a roof terrace at ground floor level all associated with the use as residential (Class C3).
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>05 July 2017</p> <p>47 Princess Road NW1 8JS2017/3291/P</p> <p>We note that the rear of the houses in Princess Road are very close to the rear of the houses in Edis Street, and residential amenity must be a prime consideration in this location.</p> <p>We have no objection to the proposals in terms of the impact on the character and appearance of the conservation area - we judge the impact to be minimal. We note the set back of the proposed infill at both lower ground floor and ground floor, and the retention or creation of openings which follow the pattern of the main house.</p> <p>We have no objection to the rear addition at lower ground floor level.</p> <p>We note that the proposed roof terrace at ground floor level is modest in depth, and set well back within the two existing side additions. Any overlooking would be limited to the rear</p>

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of the houses in Edis Street directly opposite. We would want to see measures taken in mitigation. We do not consider the glazed screen appropriate in this location: a more traditional railing would be preferable. We would expect to see measures to mitigate light pollution.

We emphasize that the modest depth and deep set back of the proposed roof terrace are critical to the acceptability of the proposal, which should not be enlarged or extended further back towards the rear boundary. Nor does this proposal set a precedent for other terraces in other locations or to a different scale.

Richard Simpson FSA
Chair

Documents attached

No details entered

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