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**Conservation Area Advisory Committee**

Advisory Committee	Primrose Hill
Application ref	2017/3703/P
Address	6 Chalcot Crescent London NW1 8YD
Planning Officer	Kate Henry
Comments by	10 Aug 2017
Proposal	Single storey rear extension with bi-fold doors at lower ground floor level with replacement balcony above at upper ground floor level; enlargement of rear window at lower ground floor level on outrigger; alterations to front entrance at lower ground floor level
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>19 July 2017</p> <p>6 Chalcot Crescent NW1 8YD2017/3703/P + 2017/3999/L</p> <p>Strong objection.</p> <p>This is a Listed Building in a group of Listed Buildings. The pattern of fenestration in the rear elevation is an important element in the significance of the Listed Buildings and includes the scale, and alignment of the windows. The proposed full width glazed screen at lower ground floor level is incongruous and harmful to the significance of the heritage asset. It is also in conflict with PH27 in the Primrose Hill conservation area statement which states that extensions in the conservation area should be in harmony with the original form and character of the house.</p> <p>We also object to the demolition of a substantial section of the rear wall of the house. Again, this is destructive of the original plan of the house, and the balance of opening to solid enclosure. It would also be harmful to the significance</p>

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of the heritage asset.

There is no off-setting public benefit which might outweigh the harm proposed.

We are also concerned by possible effect of precedent were these harmful proposals to be approved. We also note that a recent application at 18 Chalcot Crescent opened up the lower ground floor while respecting the heritage asset and its significance (refs 2015/4548/P, 2015/4797/L).

Richard Simpson FSA  
Chair

**Documents attached**

No details entered

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