
Conservation Area Advisory Committee

Advisory Committee

Application ref 2017/6753/P

Address 18 Mansfield Road London NW3 2HP

Planning Officer Lisa McCann

Comments by 22 Feb 2018

Proposal Proposed conversion of property from 2 no flats (1 x 1 bed and 1 x 4 bed) to single family dwellinghouse (Use Class C3); demolition of detached garage, erection of single storey rear extension, second floor rear extension with associated terrace boundary treatment, rear dormer window, installation of 3 no. rooflights and replacement rooftiles, replacement windows to front and rear and elevation and new brick boundary treatment, timber garden entrance door and front entrance door.

Objection Yes

Observations We object to the rear 2nd floor study extension. This sort of proposal is contrary to the CA guidelines and the pressure to develop these flat roofs must be resisted to protect the overall CA.

The rear dormer is slightly too large. The height of the dormer is too great and the set-back from the gutter of .250 far to tight. The section does not show this, but this would also leave the cill height in the resultant top bedroom very low. The positioning of the dormer of the rear pitch is also unfortunate. It is shown jammed up against the chimney.

The alignment with the lower windows is not necessary and has led to an unbalanced appearance. These two aspect of the overall should be revised. The GF extension is not objectionable but we have concerns that the built appearance would not be quite so neat given the proposed use of synthetic slates as cladding without any signe of rainwater goods or roof overhang.

Documents attached

Documents attached

No details entered

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