

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/7078/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street NW1 8LT NW1 8LT	07/03/2018 10:39:12	OBJ	ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT

21 February 2018

Flat 7, 76-78 Gloucester Avenue NW1 8JD 2017/7078/P

We objected to the current proposed rear terrace and door in application 2017/2826/P, withdrawing our objection when the terrace was replaced by a juliet balcony, thus reducing the problem of overlooking. The present proposal returns to the proposal we objected to. We see no attempt to address the problem of overlooking in the new application.

We object again, as before. That is, 'While we accept that the proposal at the rear (for the roof terrace) would not harm the appearance of the conservation area, we are concerned at harm to neighbours at the rear from overlooking. We would be happy to review privacy screening in this location where they would not harm natural light to habitable space. The protection of residential amenity is critical to maintaining the residential density in the area, which is a significant aspect of the character of the conservation area. While we understand that the neighbours have a roof terrace similar to that proposed here, we question whether this is a valid precedent.'

We recalled that we did not object to the proposed front opening in application 2017/2826/P, and we still do not object. We would request that consideration be given to the treatment of the front fascia to reduce the visual prominence of this type of roof extension in the conservation area. We suggest a grey rather than a white paint, closer to the colour of a lead or zinc finish, to achieve a more 'rooflike' appearance.

Richard Simpson FSA
Chair
