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**Conservation Area Advisory Committee**

Advisory Committee	Primrose Hill
Application ref	2018/0544/P
Address	10 Sharpleshall Street LONDON NW1 8YN
Planning Officer	Thomas Sild
Comments by	22 Mar 2018
Proposal	Erection of single storey rear extension at ground floor level, installation of two rooflights to the main front roof slope and two rooflights to the existing rear dormer roof extension
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee</p> <p>12A Manley Street, London NW1 8LT</p> <p>7 March 2018</p> <p>10 Sharpleshall Street NW1 8YN 2018/0544/P</p> <p>This house is part of a group of houses which turn the corner from Chalcot Square into Sharpleshall Street, and are characterised by a number of forms which are special to the group. One very important element is the visible roof slopes â the roofs slope to gutters at the front, they are not concealed behind parapets. These slopes are visible in long views, and are largely unspoiled. Their form should not be altered as proposed: see Primrose Hill conservation area appraisal PH18, which specifies harm to the form and character of the existing building, to the group of buildings, to roofs prominent in long views, as all reasons (at PH19) why changes to the form of the roof are likely to be unacceptable in this group. We note that this policy has been upheld on a number of planning appeals in the PHCA. We are very concerned by the potentially harmful impact of the proposed ground floor rear addition on the amenity of neighbours. Has the impact on daylight on the neighbouring habitable room been assessed? These are already dark rear areas. We are also concerned by potential overlooking from</p>

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the flank glazed structure, and the harmful impact of light pollution on neighboursâ amenity.

Richard Simpson FSA  
Chair

**Documents attached**

No details entered

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