
Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2018/4913/P
Address	13 Fitzroy Road London NW1 8TU
Planning Officer	Alyce Keen
Comments by	09 Dec 2018
Proposal	Erection of an infill extension to existing rear extension at upper ground floor level. Alterations to existing rear extension roof and raising of the party wall.
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>21 November 2018</p> <p>13 Fitzroy Road NW1 8TU2018/4913/P</p> <p>Objections.</p> <p>1. No staircase is shown between the ground floor (entrance level) and lower ground floor. Are these two separate flats? Are they being turned into a single maisonette? If so there is a loss of one dwelling unit, which should be recorded to enable Camden's policy on the protection of dwelling units to be effective.</p> <p>2. The rear extension. We note that the guiding principle for rear extensions in the PHCA is set out in the Primrose Hill Conservation Area Statement at policy-guidance, specifically at PH27 which states that extensions should be in harmony with the original form and character of the house. It is generally accepted that this means, in a case like the present one, that the distinctive form of the original masonry back addition be preserved, with the new extension set back slightly from the rear line of the original back addition, and constructed as an insertion between the</p>

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original back additions. The present application fails this test. We suggest that an acceptable extension could be designed and we would be happy to review revised drawings, informally if that would help.

3. The proposed windows to the rear elevation are inappropriate to the house. We would wish to see full details of appropriate windows. There appears to be a Juliet balcony to the ground floor at the rear: no details are provided. Is the horizontal window above the proposed rear addition a survival of the original window head? Details are needed.

Richard Simpson FSA
Chair

Documents attached

No details entered

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