

Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2018/4766/P
Address	Flat A 79 Gloucester Avenue London NW1 8LB
Planning Officer	Ben Farrant
Comments by	23 Dec 2018
Proposal	Raise height of ground floor rear addition and insertion of high level frosted glazing (Retrospective)
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT 5 December 2018</p> <p>Flat A, 79 Gloucester Avenue NW1 8LB 2018/4766/P</p> <p>We welcome recognition that this work requires a retrospective application not just a variation to the previous consent.</p> <p>Strong objections.</p> <p>We note that the garage was originally a separate building, and that the linking of the former garage with the main building means that the study building should be considered a rear extension to the front building, and therefore be judged against the policy guidance on rear extensions set out in the Primrose Hill CA Statement at PH25-30.</p> <p>In particular PH26 states that rear extensions should be as unobtrusive as possible, and should not adversely affect the character of the building or the conservation area, PH27 states that extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings.</p>

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We advise that the present proposals fail these tests.

The conversion of the simple lean-to roof of the garage to a flat roof with clerestory lights is anachronistic in its location, and is neither in harmony nor consistent with the historic pattern of extensions in the terrace. It is not unobtrusive: the raising of the roofline makes the extension particularly obtrusive in views from Edis Street.

We note that while a clerestory, the low level of the glazing would enable overlooking of habitable space at 81 Gloucester Avenue, where a conservatory is particularly vulnerable both to overlooking and light pollution.

We question the height of the new roof. From simple observation from the street, the clerestory glazing seems deeper than shown in section AA. We would be grateful for verification of the height as built.

We observe that the new accommodation could have been provided without harm to the CA or amenity of neighbours. We also note that the applicant undertook no pre-application discussion with the CAAC on the proposals as advised in the NPPF

The proposals would neither preserve nor enhance the character and appearance of the conservation area, but harm it without counter balancing public benefit.

Richard Simpson FSA
Chair

Documents attached

No details entered

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