

**Conservation Area Advisory Committee**

Advisory Committee	Primrose Hill
Application ref	2018/5384/P
Address	Basement Flat 26 St Mark's Crescent London NW1 7TU
Planning Officer	Obote Hope
Comments by	30 Dec 2018
Proposal	Erection of a single storey rear extension at lower-ground floor level.
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT 5 December 2018</p> <p>Basement Flat 26 St Mark's Crescent NW1 7TU 2018/5384/P</p> <p>Objection. We note that the applicant may claim as precedent the neighbouring addition at no. 27, granted in 2013 under reference 2013/0809/P (following 2012/6502/P). We note that while granted, there was no explanation for the Council's decision which was contrary to our advice.</p> <p>We object to the current proposal on similar grounds. We object to the destructive nature of the proposed main rear extension, noting, again, that the rear wall forms part of the original, and surviving, form of the house and its pair. The rear extension is harmful to the original footprint and also clearly contradicts PH27. It also clearly destroys the sense of enclosure of a traditional solid masonry house, again harming the larger conservation area as defined in policy guidance. The back addition should allow the legible retention of the original footprint of the house.</p> <p>Richard Simpson FSA Chair</p>

**Documents attached**

No details entered

**About this form**

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