

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/5369/P	Richard Simpson for Primrose Hill CAAC	06/01/2019 14:19:21	OBJ	ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT 19 December 2018

26 Chalcot Crescent NW1 8YD      2018/5369/P + 2018/6031/L

Objections.

We note that 26 Chalcot Crescent is a Listed Building in an outstanding group of Listed Buildings which contribute positively, individually and as a group, to the character and appearance of the conservation area. Our objections are made in this context.

Proposed rooflights, front and rear elevations. We object strongly to the proposed replacement and new rooflights. The simple slope of the roof to the eaves at front and rear is of special significance in the conservation area supplementing the surviving visual continuity of the Crescent. Section AA shows how the proposed rooflights would project above the roof slope, significantly disrupting the simple slope and surviving continuity. We acknowledge that a rooflight exists in the front slope, and advise that a conservation-style rooflight, sitting within the slate finish, might be acceptable. While we would regret the insertion of a new rooflight to the unspoiled rear roof, a conservation-style rooflight might be acceptable. We would need to review revised drawings.

Proposed windows and external doors.

W-01. We acknowledge that the proposed replacement window is acceptable in the place of the existing window. We have no objection to the lowered cill height.

D-01. We object strongly to the increased width to the opening and to the proposed framing which is clumsy and disproportionate in the context of the original openings above and to the larger front elevation, to the scale of the front area, and to the lower-ground floor room, which is a subordinate space in the hierarchy of the house, and which has appropriate forms and details.

D-02. We object strongly to the increased width to the opening and to the proposed framing which is clumsy and disproportionate in the context of the original openings above, and to the scale of the lower-ground floor room, which is a subordinate space in the hierarchy of the house and which has appropriate forms and details.

Replacement conservatory. We have no objection to the replacement conservatory and rear extension.

Richard Simpson FSA  
Chair