

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/1133/P	Richard Simpson for Primrose Hill CAAC	04/04/2019 12:06:13	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>20 March 2019</p> <p>Flat A 20 Fitzroy Road NW1 8TX                      2019/1133/P</p> <p>Objection.</p> <p>The Committee noted that main issue for the Committee is the proposed extension beyond the original, and largely surviving, rear building line. This is set by the rear wall of the existing, and original, back addition. The site plan submitted shows that the proposal would, exceptionally, go well beyond this rear building line. This would not only diminish the garden, it would go against policy-guidance PH27 in the Primrose Hill Conservation Area statement, current SPD, which 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'. The full width-extension, beyond the rear building line, would, taken together, be substantially out of harmony with the original, and surviving form of the house. It is clear that the original brick rear additions, continue to form a bold, simple, masonry mass within the multiple alterations that have been made around – but not beyond – them.</p> <p>Given the arguments made by the applicant on the basis of precedent, we are also concerned that any approval would be used as a precedent in the future.</p> <p>Any modified scheme which might be acceptable would also need to address problems of light pollution.</p> <p>Richard Simpson FSA Chair</p>

---