

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/2862/P	Richard Simpson for Primrose Hill CAAC	07/07/2019 11:39:01	OBJ	ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT

19 June 2019
11 Chalcot Road NW1 8LH 2019/2862/P

Objection

1. The main roof. We have no objection to the principle of the proposal: we would seek to guarantee (by condition) that the revised extension does indeed line through with no. 10, as claimed on the roof plan.
2. No adequate detail is provided of the front edge of the roof ζ see section AA Proposed. The nature of the fascia, the form of the rw gutter, location of down pipe, all need to be approved, and so require a condition as a reserved matter. The front edge should preferably be finished in lead, to match the slate finish proposed ζ white painted fascias are obtrusive in this location where the roof is supposed to be visibly subservient to the main building.
3. The slates should be natural Welsh slate to preserve and enhance the character and appearance of the conservation area.

The back addition

4. We note that the location of the proposed rear terrace will restrict possible overlooking.
5. We object to the proposed glazing pattern to the rear, which is disproportionate and clumsy in terms of the surviving house. It neither preserves nor enhances the character and appearance of the conservation area.

Richard Simpson FSA
Chair
