

| Application No: | Consultees Name: | Received: | Comment: | Response: |
|------------------------|--|---------------------|-----------------|--|
| 2020/0027/P | Richard Simpson for Regent's Park CAAC | 18/02/2020 11:40:23 | OBJ | <p>ADVICE from The Regent's Park Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>17 February 2020</p> <p>201 Albany Street London NW1 4AB 2020/0027/P</p> <p>Alterations to the roof form to create a mansard roof with 3 dormer windows to front roof slope and replacement basement door on the front elevation in association with single family dwelling.</p> <p>Objection. The extra height to the front of the mansard and of the three dormer windows would significantly harm the perception of the scale of the house, disrupting the scale of the terrace of which it is part. The roof should remain subservient to the main house, not as dominating as this proposal. The visibility is a product of both the proposed height and the degree of set-back from the main front elevation. The roofs are visible from the street, including longer views along Albany Street.</p> <p>We note that there is a variety of scales and forms in the existing roofs to the terrace. The drawings do not show the neighbouring roof lines but the proposal appears to be higher than the mansard at the adjacent 199 Albany Street. Any revised application should show the terrace as a whole to allow the impact of any proposal to be assessed in the context of the whole Listed terrace.</p> <p>The present proposal harms both the significance of the Listed house, the terrace, and the wider conservation area which it neither preserves nor enhances. There is no public benefit which might outweigh the harm which would be caused.</p> <p>Richard Simpson FSA Chair</p> |
