

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/0093/P	Richard Simpson for Primrose Hill CAAC	08/03/2020 11:00:16	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>17 February 2020</p> <p>63 Princess Road NW1 8JS 2020/0093/P</p> <p>Objection.</p> <p>We object strongly to the proposed roof terrace, on the grounds that its location means that it would give rise to serious overlooking of neighbouring habitable rooms and loss of amenity for neighbours. The location is different from that of 59 and 61, in that the rear of no. 63 is located so that the proposed roof terrace would overlook properties in Gloucester Avenue, to the side, and Edis Street facing. Not only this location, but the very close spacing of the original buildings here would make overlooking especially intrusive. Screening on three sides to prevent overlooking would lead to problems with loss of light in this tight corner.</p> <p>We would not object to the lower ground floor rear extension in principle, but would advise that the proposed rear fenestration should respect the masonry form of the closet wing, and not run across the rear elevation as proposed.</p> <p>Richard Simpson FSA Chair</p>
