



For the attention of Case Office / Planning Officer Laura Hazelton

Flat 1, 105 Priory Road, NW6 3NN ref 2020/1035/P

CRASH (the Combined Residents' Associations of South Hampstead) has reviewed the above-referenced application for planning approval for side and rear extensions to the property, and wishes to make the following comments:

CRASH welcomes the care and attention taken by the applicant in choosing, where possible, appropriate matching materials for the intended works. In particular, the use of reclaimed white gault bricks to match the existing Victorian brickwork. However,

The new street-facing entrance to Flat 1 has been designed – to quote from the applicant's Design & Access Statement - “reading as a traditional ancillary garage building with a pair of black painted timber doors.....”. At the risk of stating the obvious, a “garage” is hardly “traditional” for a Victorian building. CRASH would prefer to see the new entrance designed in a style more sympathetic to the existing 19th century front elevation. The designer's attempt to match the “garage doors” at the adjacent 103 Priory Road would be, in the opinion of CRASH, a mistake.

CRASH also has some concerns about light spillage from the number of new roof lights in the proposal, In particular, the two roof lights on the flat-roof section above the kitchen/dining area of the rear extension. CRASH notes, with concern, that one of these roof lights is to be located directly beneath, and in close proximity to, the windows of the neighbour's first floor apartment. CRASH would like to suggest that the applicant consider a single centrally-located roof light to reduce light spillage and mitigate any nuisance to the tenants of the first floor flat.