

**Contact Camden**

**Conservation area advisory committee comments form - Ref. 21612310**

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**Conservation Area Advisory Committee**

Advisory Committee

Application ref	2020/2976/P
Address	99 - 101 Parkway London NW1 7PP
Planning Officer	Josh Lawlor
Comments by	30 Aug 2020
Proposal	Replacement and enlargement of existing mansard which is extended to front and rear, erection of second floor and third floor rear extension above first floor rear projection to facilitate reconfiguration of existing flats to form 1x 3 bed at second floor and 1x 2 bed flat at third floor (Class C3).
Objection	Yes
Comment	Yes
Observations	We object to the design of the proposed mansard above the front facade, which is not historically correct and will result in an overbearing appearance on these small scale 19C houses. The mansard at 97 sets an extremely poor precedent, and whilst we note some adjustment has been made in the application drawings, the overall result is still that the dormer windows are too large and sit too high above the parapet line. The tops of the windows should be set below the eaves of the mansard pitch so that they are not so prominent when viewed from below, and the windows should not be larger than the second storey windows directly below them, with similar sized glazing panes. These relatively minor details will make a large difference to ensuring that Parkway will retain its important small scale character.

**Documents attached**

No details entered

**About this form**

Issued by Contact Camden

**About this form**

	5 Pancras Square London N1C 4AG
Received on	21/08/2020
Form reference	21612310
Contact method	Self service

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