

**Conservation Area Advisory Committee**

Advisory Committee	Primrose Hill
Application ref	2020/1357/P
Address	Maisonette Basement And Ground Floor Rear 44 Chalcot Road London NW1 8LS
Planning Officer	Ben Farrant
Comments by	04 Oct 2020
Proposal	Erection of two storey side/rear infill extension with roof terrace above; excavation of existing lower ground floor level.
No Objection	Yes
Comment	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>16 September 2020</p> <p>Maisonette Basement and Ground floor Rear 44 Chalcot Road NW1 8LS2020/1357/P</p> <p>1. No objection to the digging down and underpinning, which we note is not a basement. However, our no objection is qualified by the strong advice that a Construction Management Plan for the whole works should be agreed before any work is undertaken. This project is in the middle of a terrace with other houses immediately to the rear and the amenity of neighbours should be protected during the works. We note that party wall awards will be needed but do not substitute for an effective and agreed CMP.</p> <p>2. We welcome the retention of the Glasscrete paving to the front area. Any consent should be conditional on its retention. The paving over these areas is part of the historic character of the conservation area and is one of the architectural forms which distinguishes shops from houses in the area. We note that the existing Glasscrete has a row</p>

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of ventilation blocks incorporated.

3. While we would normally object to a 2-storey rear addition in this location, we accept that the very enclosed area means it would have minimal impact on neighbours or the character and appearance of the conservation area.

4. We have no objection to the proposed arch, which reflects the form of the infill rear addition, but have two comments. We would want to see details of how the ground floor structure abuts the glazing of the double-height window. Will the requirements of the Building Regulations mean that the form of the window will not be as shown here? We also advise that the window to bedroom 2 be replaced to match the new fenestration pattern of the rest of the rear addition. We would need to see a detail drawing.

Richard Simpson FSA  
Chair

**Documents attached**

No details entered

**About this form**

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