

Conservation Area Advisory Committee

Advisory Committee Primrose Hill

Application ref 2020/5626/P

Address 55 Princess Road London NW1 8JS

Planning Officer Obote Hope

Comments by 07 Feb 2021

Proposal Erection of mansard roof extension with rear roof terrace; erection of a part single part two storey rear extension, following the demolition of the existing and alteration to the rear fenestration treatment.

Objection Yes

Observations
ADVICE from Primrose Hill Conservation Area Advisory Committee
12A Manley Street, London NW1 8LT

20 January 2021

55 Princess Road 2020/5626/P

1. Lower ground floor front area opening: objection to replacement with a metal frame. The front elevations of these houses at this level are visible from the street and contribute to the character and appearance of the conservation area. Please see enforcement action taken at 30 Princess Road against a replacement of timber with wood: consistency in decision making is of recognized importance.

2. main roof â we have no objection to the proposed rooflights but request that the front roof slope be finished in natural Welsh slate not in âslate tileâ.

3. rear back additions
Strong objection to the proposed extent of the full-width glazing. This area â between Princess Road and Edis Street â is a very narrow one and light pollution is a significant problem. We question whether mitigation would be possible

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in such a large area of glazing, and request a more modest scale of opening.

Strong objection to the alignment of the rear of the infill extension at lower ground floor with the existing back addition. This infill should appear subservient to the main rear elevation: it has normally been accepted that this can be achieved by a modest set back. In this case a setback behind the line of the neighbour's rear wall could also protect the neighbour's amenity.

The protection of amenity is a key issue in the character of the conservation area where tightly spaced buildings need to be designed with respect for neighbours if the area is to be maintained.

Richard Simpson FSA
Chair

Documents attached

No details entered

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