Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2021/1116/P
Address	13 Egbert Street London NW1 8LJ
Planning Officer	John Sheehy
Comments by	16 May 2021
Proposal	Erection of an infill extension with glazed flat roof at rear lower ground floor level.
Objection	Yes
Observations	ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT 21 April 2021

13 Egbert Street 2021/1116/P

No objection in principle to the addition of an infill rear extension at lower ground floor level, but strong objection to the design of the rear elevation.
It is a feature of the terraces in Primrose Hill that the back addition projects to the rear across only part of the plot width, creating a rhythm of solid and void. By treating the void as distinct from the solid, it is possible to create a garden level infill which respects this distinction. The current proposal, however, crudely breaks this rhythm by treating the infilled void and solid as if they were the same. This is harmful to the character and appearance of the conservation area, which it neither preserves not enhances.

We also note that the roof to the proposed extension is glazed: what steps will be taken effectively to mitigate the problems of light pollution damaging the amenity of neighbours?

Richard Simpson FSA
Chair

Documents attached

No details entered

About this form

Issued by	Contact Camden 5 Pancras Square London N1C 4AG
Form reference	21681275

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