



Hello Enja, here is our advice. All best Richard

**ADVICE from Primrose Hill Conservation Area Advisory Committee**

12A Manley Street, London NW1 8LT  
7 July 2021

**1-5 Erskine Mews** London NW3 3AP    2021/2411/P

Strong objection.

1. Nos 1-5 Erskine Mews sit just outside the boundary of the conservation area, but are adjacent to houses in Erskine Road and Regent's Park Road which are within the conservation area, and which are formally recognized as making a positive contribution to the character and appearance of the conservation area. We note that dwellings in Ainger Road, not in the conservation area, also adjoin the site.

2. The proposal is essentially to add a 3<sup>rd</sup> storey to these 2 storey modern mews houses. The PHCAAC has been very supportive of high quality modern design in the conservation area: the issue here is the appropriate scale and mass of the building in its context, and the impact on the amenity of adjoining and neighbouring dwellings. It is critical to bear in mind that the character of the conservation area depends in part on the viability of close built residential development, and that this, in turn, depends on the respect by all residents for the living conditions of our neighbours. Loss of residential amenity is a threat to viability and so to the continuance of the mixed character of the conservation area.

3. We object strongly to the proposed addition of the extra storey. This would add 50% to the height and broadly to the mass of the existing mews houses. The mews houses would become notably higher than other buildings characteristic of the rear area of Erskine Mews. They would cease to be subservient, as they are now, to the adjoining houses with their back-additions. It is characteristic of the conservation area that buildings in mews, of whatever number of stories, are broadly seen as subservient to the main houses to the street fronts: this character would be seriously

harmful by this proposal. The proposed addition of a 3<sup>rd</sup> storey would neither preserve nor enhance the character and appearance of the conservation area which the site intimately adjoins.

4. We object strongly to the proposed additional storey on the grounds of loss of amenity to the adjoining dwellings as set out above.

5. We see problems with overlooking of private open space and also of habitable rooms, but we are very concerned by the general loss of daylight and sunlight. In this context we note the various questions of accuracy raised in the objections by 2 Erskine Road Management Ltd and 3 Erskine Road dated 11 July 2021. These seem to us to be questions that need addressing, and which could be expected to impact the results of the daylight and sunlight reports as currently submitted.

6. We are also seriously concerned that overshadowing of open space has a negative impact on living conditions. The addition of the 3<sup>rd</sup> storey would make an already close-built area quite unpleasantly 'hemmed in and suffocating'. This has been recognized as harmful in the conservation area. The Council's policies on open space for family homes is highly valued: the attrition of the quality of these open spaces is harmful to fundamental residential amenity.

7. It is accepted in the daylight and sunlight studies (1.1.5) that there will be an impact on the light receivable by its neighbouring properties. Given the existing close-built character of the mews even a low impact would be harmful.

Richard Simpson FSA  
Chair