

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3127/P	Richard Simpson for Primrose Hill CAAC	11/09/2021 17:35:57	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>1 September 2021</p> <p>148 Gloucester Avenue NW1 8JA 2021/3127/P</p> <p>Strong objection.</p> <p>The accumulation of trellis and timber housing to roof access which has appeared over several years has the appearance of an informal protection to roof access.</p> <p>The new proposal is for a roof terrace on top of a roof extension, with substantial structures which enclose and explicitly roof over both a terrace and a garden, but in the style of a glazed building.</p> <p>This is particularly unacceptable as it is now proposed to raise the new flat roofs of the extensions above the level of the chimney stacks and pots - traditionally the highest elements of such a house. The roof would become a visually intrusive, alien, and dominant feature where the purpose of planning guidance on roof extensions in the conservation area is that extensions should be subservient to the original main building.</p> <p>We note that 148 Gloucester Avenue is included in the Primrose Hill conservation area statement (current SPD), at PH19 which states - For the reasons set out in policy PH18, roof extensions and alterations which change the shape and form of the roof are unlikely to be acceptable at the following properties: - These proposals would substantially alter the shape and form of the roof: they would neither preserve nor enhance the character and appearance of the conservation area.</p> <p>Richard Simpson FSA Chair</p>
