

**Conservation Area Advisory Committee**

Advisory Committee	Primrose Hill
Application ref	2022/0617/P
Address	Upper Maisonette 16 16 Chalcot Road London NW1 8LL
Planning Officer	Edward Hodgson
Comments by	17 Apr 2022
Proposal	Part demolition of the existing roof extension and new extension with flat roof at the front as an addition to existing pitched roof. Creation of a front terrace at full width. Installation of railing along front parapet.
Objection	Yes
Observations	<p>PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT</p> <p>6 April 2022</p> <p>Upper Maisonette 16 Chalcot Road NW1 8LL2022/0617/P</p> <p>Objection.</p> <p>1. We have no objection to the demolition of the existing glazed extension or the bringing forward, as shown, of the front enclosure to the roof terrace.</p> <p>2. However, this bringing forward gives extra visibility to the front enclosure, which has important implications for the design forms and materials of that enclosure to ensure that the roof extension is, and is seen to be, subordinate to the original house.</p> <p>3. The front fenestration should follow the pattern of the main house in vertical alignment, scale, and proportions following the principles set out in Camden Planning Guidance â Altering and extending your home on Dormer windows at p. 16 4.4 d. â In number, form, scale and window pane size, the dormer and window should relate to the</p>

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faÃ§ade below and the surface area of the roof.â

4. The front enclosure should not be finished in render, which is characteristic of the elevation to the main house, but in hung slate or zinc sheet, that is in materials appropriate to the roof. See in Camden Planning Guidance â Altering and extending your home on Balconies and roof terraces at 4.12 âBalconies and terraces should complement the elevation upon which they are to be located.â

5. The steel safety railing should be set back behind the front parapet, and painted grey to merge better with the roof finish, following Guidance as above at 4.13 âAny handrails required should be well set back behind the line of the roof slope, and be invisible from the ground.â

6. We note that the elevation faces south: what measures will be taken to prevent excessive solar gain and avoid the need to use energy-consuming cooling? The climate crisis needs to be addressed.

7. We note that external drainage pipes are not appropriate on the front elevations of these houses in the conservation area, a policy upheld on appeal.

8. We would be happy to review a revised scheme.

Richard Simpson FSA  
Chair

**Documents attached**

No details entered

**About this form**

Issued by

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5 Pancras Square  
London N1C 4AG

## About this form

Form reference 21755005

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