

Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2022/0587/P
Address	11 Chalcot Road London Camden NW1 8LH
Planning Officer	Miriam Baptist
Comments by	01 May 2022
Proposal	Two storey extension to existing rear outrigger.
Objection	Yes
Observations	<p>PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE</p> <p>12A Manley Street London NW1 8LT</p> <p>6 April 2022</p> <p>11 Chalcot Road NW1 8LH2022/0587/P</p> <p>Strong objection.</p> <p>1. The proposed 2-storey back-addition conflicts with the guidance on rear additions in Camden Planning Guidance â Altering and extending your home at part 3.3 (p. 14) which states âIn order for a new extension to be subordinate to the original building, its height and depth should respect the existing common pattern of rear extensions at neighbouring sites, where they exist.â Adding (bullet point 2) âExtensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged. This is because such extensions no longer appear subordinate to the building.â</p> <p>2. The proposed addition breaks the pattern of such additions in this group of houses (8-13 Chalcot Road) none of which are above the ground floor/first floor landing.</p> <p>3. We also advise that in this location the proposed addition would cause significant loss of sunlight and daylight to</p>

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neighbours. The immediate group is tightly spaced to the flank of Egbert Street, while, located to the south-east of the adjacent houses nos 12 and 13 Chalcot Road, the proposed addition would harm natural light in habitable rooms. A full report on daylight and sunlight should be required for further consideration of this application. The loss of residential amenity is harmful to the character and appearance of the conservation area where adjoining owners need to respect the amenity of neighbours in this tightly spaced area.

Richard Simpson FSA
Chair

Documents attached

No details entered

About this form

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