

Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2022/0474/P
Address	27 Fitzroy Road London NW1 8TP
Planning Officer	Miriam Baptist
Comments by	01 May 2022
Proposal	Change of use into single dwellinghouse, construction of a single storey basement under the existing footprint of the dwelling with rear lightwell and construction of a double storey rear extension with full height glazing.
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>27 Fitzroy Road NW1 8TP2022/0474/P</p> <p>Strong objection.</p> <p>1. Although the application states that the proposed basement would be âunder the existing footprint of the dwellingâ this is not the case. The proposals do not meet provisions in Camdenâs Local Plan Policy A5 Basements in particular sections ââ and âjâ. Proposed Section BB shows that the proposed basement would extend in front of the existing main front elevation plus extending more than 100% of the depth of the existing house measured from the existing main front elevation to the existing main rear elevation.</p> <p>2. We also note that Policy A5 ââ requires a set back from the neighbouring side boundaries in the proposed circumstances: the proposed alignments to the side boundaries does not appear to meet the planning objective which is stated to be (CPG Basements p. 14) âto provide</p>

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significant space free from basement development to enable water drainage and area for planting.â This should apply both to front and rear of the main elevations.

3. We object strongly to the proposed rear additions which are disproportionate to the original, and surviving, massing and configuration of the rear of the house. This is in direct conflict with the provisions of the Primrose Hill Conservation Area Statement â current SPD â at PH25, 26, and 27, this last stating âExtensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings.â We note, for example, the harm to the surviving pattern of stair landing windows at ground/first floor as an example of the harm to the conservation area of the proposed rear extensions.

4. Were a revised form of basement found to be acceptable here we would expect to see a soil depth adequate to support planting consistent with the green character of the conservation area and of its rear private gardens â see CPG Basements p. 20, para 3.1.

5. We note with regret that the application seeks to lose the current separate smaller dwelling unit in the house. We are aware that the loss of one unit is acceptable to the Council under Local Plan policy H3: we nonetheless regret the loss of smaller, and more affordable, dwellings in the conservation area.

Richard Simpson FSA
Chair

Documents attached

No details entered

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