

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2382/P	Richard Simpson for Primrose Hill CAAC	02/08/2022 17:30:46	OBJ	PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT

20 July 2022

55 Princess Road NW1 8JS 2022/2382/P

Strong objection.

The proposed ζ and constructed ζ dormers are too far forward and too high. They go against the principle that a roof extension should be subservient to the main building: Primrose Hill conservation area statement ζ current SPD ζ states at PH 21 that $\zeta\zeta$ roof extensions to these buildings should be significantly set back from the street elevation in order to minimise views ζ . The front slope of the extension and the dormers should be set back as shown in Camden ζ s Home improvements CPG (2021) at p. 50. They should follow the pattern set by the neighbour at no. 57 Princess Road.

We note that the height of the roof shown in this application matches that of the neighbour at no. 57. This was correctly required by officers in the application 2020/5626/P and should be maintained. No extra height on the roof is applied for in this application, and no extra height should be granted, to maintain the consistency of roof heights in the terrace in order to preserve the character and appearance of the conservation area.

Richard Simpson FSA
Chair
