

Subject:

CAAC Consultation Comments Received

Camden Council

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Application ref.

2022/4613/P

Site Address

35 Gloucester Crescent London NW1 7DL

Development Description

The erection of a single storey rear extension, a three storey extension to the flank elevation and installation of Photovoltaic panels to the existing 3 storey rear addition.

Planning officer

Obote Hope

Advisory committee

Primrose Hill

Advisory committee

Please send your comments by:

2023-01-22T00:00:00.000

Please choose one

Objection

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?

PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT 4 January 2023 35 Gloucester Crescent NW1 7DL 2022/4613/P Objection Gloucester Crescent is formally recognized in the Primrose Hill Conservation Area Statement, the current SPD for the conservation area, for the relationship of trees and green space to building, with, specifically 'Rear gardens are also visible through gaps between building groups'. This open gap – giving a view of a mature rear garden tree – is true at no. 35, and would be lost if the proposed side addition were built. The importance of preserving such gaps in the conservation area was noted in the Planning Inspector's dismissal of an appeal on 48 Regent's Park Road dated 13 May 2015 (ref APP/X5210/W/15/3008862, and 2014/4714/P). The single-storey porch is original, and survives exceptionally in this Listed Building. The proposed addition would both harm this original survival itself, and, by its scale and height, destroy the contrast with the main block of the group of houses. The proposal would harm this element of the significance of the Listed Building. We object to the scale of the rear infill: the additional storey would dominate the neighbours, both diminishing their sense of space and light, while also causing potential loss of amenity by light pollution. We object to the oriel window which is inappropriate and out of scale with the Listed Building. We are also concerned about its potential for light pollution. We have no objection to the use of PV tiles, although we note that their utility depends on the effective insulation of the house. As this is a Listed Building we observe that consent may be required for such insulation including glazing. Richard Simpson FSA Chair

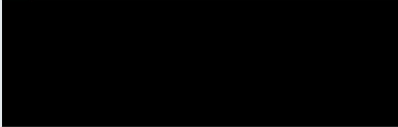
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