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**From:** CAAC Comments Form <noreply@camden.gov.uk>  
**Sent:** 30 January 2023 16:54  
**To:** Planning Planning; Dawn Allott; Derek Gomez; [REDACTED]  
**Subject:** CAAC Consultation Comments Received

## Camden Council

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**Someone** submitted an entry for the CAAC Comments form form in the Camden Council site. View all the form's entries by clicking [here](#).

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[REDACTED]

Application ref.

2022/4852/P

Site Address

41 Primrose Gardens London NW3 4UL

Development Description

Erection of glazed extension at lower ground floor level on the rear elevation, replacement of glazed balcony at first floor level on the front elevation, alterations at roof level including replacement dormer windows, roof finish and new timber deck on front elevation, replacement key clamp glazed screen on the front and rear elevations, installation of 1.1m high balustrade, replacement glazing with solar panels and

replacement screen to boundary wall with no. 39 all at roof level replacement of sash windows with double glazed timber framed windows within front bay at first floor level.

Planning officer

Elaine Quigley

Advisory committee

Belsize Park

Advisory committee

Please send your comments by:

2023-02-19T00:00:00.000

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?

Objection We note that this property forms part of 1-57 Primrose Gardens which make a positive contribution to the conservation area. However the previous additions to the front parapet and roof of no.47 cause substantial harm. We think that there are two ways of improving the situation. Firstly to remove rather than replace the screen fixed to the parapet. This presumably provides safety to anyone opening the full height windows in the dormers, in which case they could be replaced by a shorter window over a fixed panel below. Secondly to replace the front and rear roof terrace screens at a reduced height of 1.100m. Both of these suggestions would save money. The rear lower ground floor doors and glazing should be in timber framing to match the existing. The double glazing divisions should be no thicker than for single glazing.  
David Thomas Chair BCAAC

Do you want to attach any files?

No

Attach files

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[bcaac@belsizeconseervation.org.uk](mailto:bcaac@belsizeconseervation.org.uk)

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