

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/1051/P	Richard Simpson for Primrose Hill CAAC	13/05/2023 12:20:46	OBJ	PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT

26 April 2023

2 Berkley Road NW1 8YR 2023/1051/P

Objection.

We objected to the original version of these proposals, 18 May 2022, ref. 2022/1321/P arguing that the proposals were excessive in this very tightly built area, with a mix of neighbouring property including commercial uses, but also residential. We objected to the scale of the flank wall facing the rear of Regent's Park Road, which was excessive in terms of the character of the conservation area.

Officers were to able achieve a revision of the scheme including the setting back of the flank wall to the rear of Regent's Park Road, and the PHCAAC withdrew our objection to the revised application.

The present application, 2023/1051/P, proposes a privacy screen directly on the boundary which would be excessive in terms of the character of the conservation area and harm the amenity of residential occupiers of adjacent properties. It is on their southern boundary, and would diminish sunlight and daylight as well as the surviving, minimal, sense of openness. It is stated to be 1.7 high, but this is on top of the rear boundary, garden, wall which is approximately 1.8m high: thus the proposed fence would rise to approximately 3.5m high, overdominant in the area. A considerably lower screen, maximum 1.0m above the existing rear boundary wall, would give privacy in both directions (from no. 2 Berkley Road, and from the properties in Regent's Park Road) and a less solid screen & more like a trellis & might be acceptable.

We have no objection to the extended steps proposed.

Richard Simpson FSA
Chair
