



Application ref.

2023/2276/P

Site Address

Flat 1, 172 Regent's Park Road London Camden NW1 8XN

Development Description

Replacement of all the existing windows with double glazing and the addition of a boiler flue extract in the side elevation, and kitchen extract to the rear elevation of the first floor flat,

Planning officer

Fast Track SC

Advisory committee

Primrose Hill; Primrose Hill

Advisory committee

Please send your comments by:

2023-09-11T00:00:00.000

Please choose one

No 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 16 August 2023 Flat 1, 172 Regent's Park Road London Camden NW1 8XN 2023/2276/P 1. 172 Regent's Park Road is part of an important terrace which contributes positively to the character and appearance of the conservation area, as recognized in the Primrose Hill Conservation Area Statement p. 26 (current SPD). The uniformity of the terrace is also recognized in the PHCA Statement (p. 19). The window openings are carefully modulated from floor to floor, with round-headed windows in brick arches to the first floor enhanced by rendered arch surrounds with decorative moulded keystones and springer blocks. The glazing itself is significant in the conservation area in that it makes use of larger sheets of glass without intermediate glazing bars. The maintenance of this uniformity in the forms and details of the elements of the terrace is critical to the preservation of the character and appearance of the conservation area. 2. In this context we welcome the removal of the supplementary vertical glazing bar ('mullion') introduced in the window of the corner of the terrace, and of the replacement of the rear elevation hybrid window (casement and vertical sliding sash) with a simpler sash matching the equivalent window in the adjacent property. We note that these rear windows are visible from the street (Berkely Road) and the contrast in their forms with the fenestration to the front and flank elevations is significant. 3. On the main windows at the first floor to the front and flank elevations, we note that the profile of the glazing and frame to the exterior will remain unchanged: the extra depth of rebate required to accommodate the double-glazed panels will be removed from the interior side of the existing rebate. On this basis, and on the condition that the frames are in timber and fully

match the forms, profiles, and details of the existing windows, we have no objection to the proposal. 4. The boiler flue to the flank elevation should be in black to minimise visual impact on this important elevation. Richard Simpson FSA Chair

Do you want to attach any files?

No

Attach files

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