

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3259/P	Brandon Elmon	09/10/2023 16:09:32	COMMNT	I am an owner of one of the flats at Diana House, 43 Regents Park Rd and the proposed works would cause major disruption to all the residents in the block. Notwithstanding, the roof of the subject property requires major works initially triggered by poorly installed decking and construction which has damaged the roof through substantial water ingress and ponding. This is currently in dispute by the residents and management company. We are uncertain if the decking has or required conservation or planing consent. As a surveyor I understand that any additional weight or activity on the roof structure could aggravate the property further creating unforeseen damage to a heritage property in a conservation area. I would object to extension until the applicant and management company advises how they intends to support and fix the current problem in hand and at who's cost.
2023/3259/P	Richard Simpson for Primrose Hill CAAC	06/10/2023 11:06:32	NOBJ	<p>PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT</p> <p>27 September 2023</p> <p>Flat 8 43 Regent's Park Road NW1 7SY 2023/3259/P</p> <p>The Committee objected to the previous application, 2022/1517/P, and supported the Council's refusal of consent. Since then, the Committee has undertaken discussion with the applicant, and, as a result, secured changes to the earlier application which include the restoration of the main lines of the front elevation, the elevation to Regent's Park Road, This is the extension of the front elevation of the entrance bay and is marked 4 on the proposed front elevation drawing (dwg no. GA.03 rev. A).</p> <p>We note that the Committee has rigorously examined, on site, the CGIs produced by the applicant, and accepts that the proposed replacement roof extension would not be visible from the street, including in long views.</p> <p>This proposed restoration would be a significant enhancement to the appearance of the conservation area. To ensure that it would be carried out as part of any planning consent granted for this application, we request that its implementation is secured by legal agreement.</p> <p>Richard Simpson FSA Chair</p>