

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/4730/P	Richard Simpson for Primrose Hill CAAC	27/12/2023 10:37:12	OBJ	PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT

146 Regent's Park Road NW1 8XN 2023/4730/P

Objection.

146 Regent's Park Road forms one end of a major terrace and retail parade in the conservation area. It constitutes a pivot from the shops in Regent's Park Road to the generally residential Sharpleshall Street. It is formally recognized in the Primrose Hill Conservation Area Statement (current SPD) at p. 26 as making a positive contribution to the character and appearance of the conservation area.

This status reinforces the importance of policy guidance in the Statement, at PH44 which states 'Proposals for new shopfronts will be expected to preserve or enhance the visual character and appearance of the street, through respect for the proportions, rhythm and form of the original frontages.'

The application fails to follow this guidance.

The proportions, rhythm and form of the proposed windows do not respect those of the original frontages. The subdivision of the proposed windows does not follow those of the original building; the frames are excessively heavy and disproportionate; the subdivided sash windows are inappropriate in scale and form; the stall-riser should be reinstated.

The proposed double door on the Sharpleshall Street elevation should be a single leaf, solid, panelled door to follow the distinction between the original shop frontages and the flank wall.

We would be happy to see a revised scheme which followed the Statement guidance: we understand the need for double glazing but the installation should also follow guidance. Any new glazing scheme should provide for the replacement of the external security shutters with internal grilles, as stated in the Statement at PH46.

The current application fails to preserve or enhance the character and appearance of the conservation area.

Richard Simpson FSA
Chair
