

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0106/P	Maureen Betts and Paul Watkinss	27/03/2024 13:38:34	OBJ	We object to the removal of condition 4 (Personal planning permission and remedial works) of planning permission 2023/255/P. We consider that the requirement to re-instate the front garden is essential in order that a precedent is not established for future conversion of front gardens into car parking hard standings.

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2024/0106/P	Richard Simpson for Primrose Hill CAAC	01/04/2024 11:14:21	OBJ	<p>ADVICE from PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT</p> <p>20 March 2024</p> <p>182 Regent's Park Road NW1 8XP 2024/0106/P</p> <p>Strong objection.</p> <p>We fully support condition 4 of planning permission 2023/2555/P. It was appropriately imposed and should be retained.</p> <p>We argued in our advice dated 05 July 2023 on application ref 2023/2555/P:</p> <p>'Strong objection.</p> <p>No 182 Regent's Park Road is the end house of a terrace which forms an important group in the conservation area, the houses recognized as making a positive contribution to the conservation area. This contribution consists not only of the built architecture of the terraces, but also their generous front gardens.</p> <p>The front garden of the application property has well-established planting, including substantial shrubs, and contributes significantly to the ecology of the area, as well as to the character and appearance of the conservation area. These gardens are recognized in the Primrose Hill Conservation Area Statement (current SPD) at p. 19 as are the medium height brick boundary walls. The loss of these boundary walls, and the creation of car-parking spaces in the front gardens, were a key motivation for the securing of the Primrose Hill CA Article 4 Direction of 1983. The Article 4 Direction also demonstrates that the loss of these walls in other properties in the conservation area does not constitute a valid precedent for further loss: indeed, it witnesses to the need for full protection of the surviving front boundary walls.</p> <p>The PHCA Statement also emphasizes, at PH36 p. 33, the importance of the original boundary style which should be respected: this style is medium height brick walls.</p> <p>We also note that the gardens and boundary walls to the north-east side of Regent's Park Road contrast with the treatment of the historic institutional and commercial property opposite, as well as with the more commercial section of Regent's Park Road. This contrast is significant in the character and appearance of the conservation area.</p> <p>The loss of both the front wall and the substantial planting to the existing front garden would neither preserve nor enhance the character and appearance of the conservation area, but would harm important elements in that character and appearance.'</p> <p>We added in our 2023 advice that 'We do not question the medical needs outlined in the application, but request a solution that meets the individual needs as well as respecting the value of local community heritage.'</p> <p>We withdrew our reasoned objection to application ref 2023/2555/P on compassionate grounds on the</p>

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				<p>condition that when the applicant no longer lived at the house, the front boundary wall would be restored and the front garden restored to garden in place of a car parking space.</p> <p>We add now on application 2024/0106/P that we note that Camden's Local Plan (2017) Transport policies at section 10.21 specifically states that the Council will resist the loss of front garden space to on-site private parking.</p> <p>We strongly object to the permanent loss of the front boundary wall and front garden on the grounds set out above.</p> <p>Richard Simpson FSA Chair</p>
2024/0106/P	Maria Karapateas	29/03/2024 16:16:29	SUPPRT	<p>I have been a resident of Primrose Hill for over 55 years. I believe if we can help our ageing population or those with disabilities we should. The Primrose Hill area should be a place for all people to live in. We should not discriminate against those with disabilities. If this house gets sold further down the line then it will appeal to the next person who has a disability and needs accessible access. The more homes that are available that can be used by the ageing population and with those with disabilities the better. This condition therefore needs to be removed. Bays are suspended for restaurants why not for our residents. Perhaps those visiting Primrose Hill should use public transport then there are no issues of a permanent loss of parking space. Perhaps there should be more emphasis on our people and less about walls and parking spaces.</p>