

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/3600/P	Richard Simpson for Primrose Hill CAAC	22/12/2024 11:23:52	COMMNT	PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street, London NW1 8LT

18 December 2024

Flat B 20 Regent's Park Road NW1 7TX 2024/3600/P

We noted the need for adequate drawings in our advice of September 2024, and are grateful for the more complete set now provided.

Following a site visit on 11 December 2024 the Committee at its meeting on 18 December agreed as follows.

Front area: we have no objections to the proposed repaving, revisions to planters, and re-decoration. We note the proposed replacement of a single trap gully with linear drainage channels to improve drainage of the area: we have no objection.

We welcome the repaving of the front areas to match the paving to the ground floor entrance areas. We advise that the stone used in this paving should be York stone and not sandstone as referenced on the drawings.

We have no objection to the replacement of the existing front door, subject to two points. Firstly, the 4-panel door should have 2 solid panels to the lower section of the door, with the upper 2 panels glazed in toughened glass. The side screen should follow a similar pattern of solid lower panels and glazed upper ones. Secondly we advise that the details of the side screen, framing and door be subject to condition to ensure the preservation or enhancement of the character and appearance of the conservation area.

Rear area: we note the poor state of the rear paving, and the need to replace the surface drainage provision. We have no objection to the proposed linear drainage channels and the repaving, though we record our concern that the terra-cotta tiling may be susceptible to frost damage. The tiles should be appropriate for external use, frost and slip resistant.

We note that no changes to window glazing are proposed in this application.

Richard Simpson FSA,
Chair PHCAAC.