

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/5777/P	Richard Simpson for Primrose Hill CAAC	09/01/2025 18:59:47	OBJ	PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street, London NW1 8LT

08 January 2025

29 Oval Road NW1 7EA 2024/5777/P

Strong objection.

1. No. 29 Oval Road is recognized as making a positive contribution to the character and appearance of the conservation area (see Primrose Hill Conservation area Statement, current SPD, at p. 25). The villa properties, in groups or terraces, of which no. 29 forms a part, with their substantial garden spaces, are recognized (Statement p. 23), while the trees and gardens of the area are also acknowledged (Statement p. 21).

2. Guidance on rear extensions in the Primrose Hill conservation area, at Statement PH25-PH28, notes that rear extensions should in most cases be no more than one storey in height: the current proposal is two storeys above garden level.

3. Statement PH27 states that 'Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings'. The current proposal severely disrupts the flat elevation of the rear of the house which is specific to this house as the termination of the group of which it is a part. It is also alien to the 'historic pattern of extensions' in this group, which were paired back additions, as now seen at 25 and 27 Oval Road.

4. The 'historic pattern of extensions' in this group also sets a scale for rear extensions. These extensions are small in extent, both depth and width. The present proposal is significantly out of scale with that established in the group of which it is a part.

5. This scale is also harmful to the natural light and sunlight currently available to no. 27 Oval Road. We note that no assessment of impact on daylight and sunlight to neighbours has been included in the publicly available application. The loss of amenity is contrary to Camden's Local Plan policy A1, a and f 'sunlight, daylight and overshadowing'.

6. The proposed rear additions also build over a substantial part of the rear garden and are contrary to Camden's Local Plan policy A2 with para. 6.37 which states: 'We will resist development that occupies an excessive part of the garden, and the loss of garden space which contributes to the character of the townscape.' We have noted above that garden space in this section of the conservation area is recognized as contributing to the character and appearance of the conservation area in Primrose Hill Conservation area Statement pp. 21 and 23.

7. The application fails to preserve or enhance the character and appearance of the Primrose Hill Conservation Area.

Richard Simpson FSA,

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Chair PHCAAC.

Total: 8