

Application No:	Consultees Name:	Received:	Comment:	Response:
2025/0417/P	Richard Simpson for Primrose Hill CAAC	20/02/2025 14:07:37	OBJ	PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street, London NW1 8LT

19 February 2025

Flat A 75 Regent's Park Road NW1 8UY 2025/0417/P

1. Proposed replacement roof to main Regent's Park Road building: no objection subject to a condition securing approval of new roof finishes and details of proposed rooflights to ensure that the replacement roof, which is a significant element in the conservation area, preserves or enhances the character and appearance of the conservation area.

2. Proposed works to the single storey rear extension buildings: no objection subject to a condition to ensure effective measures to prevent light pollution from the proposed rooflights to avoid loss of amenity to neighbours through light pollution.

3. Proposed replacement of windows to main Regent's Park Road building: no objection subject to a condition that all details of proposed replacement windows be subject to approval to ensure that the replacement windows preserve or enhance the character and appearance of the conservation area.

4.1 Proposed plant: strong objection. We note that the proposed plant consists of 2 condensing units, Daikin RXYSQ8-TY1, typically forming part of an air-conditioning system.

4.2 We note that Camden's Local Plan Policy CC2, para. 8.41 and Camden Planning Guidance: Energy efficiency states that the Council typically resists the installation of air condition units unless it is demonstrated, through the submission of an Overheating Assessment, that the existing property cannot be actively cooled through passive measures (ie, not using air conditioning). Any proposal would need to be accompanied by an Overheating Assessment (thermal modelling), which would be reviewed by one of Camden's Sustainability Officers, to ensure it meets policy and guidance.

4.3 The PHCAAC strongly endorses Camden's Local Plan CC2 as critical to addressing the acknowledged Climate Crisis. There is no overheating assessment in the present application.

5. We advise that the proposed paving to the rear courtyard meet requirements for sustainable drainage.

6. We advise that a construction management plan be part of any consent to protect the operation of the Class E elements of the building, which are not subject to this application.

Richard Simpson FSA,  
Chair PHCAAC.