

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1204/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street London NW1 8LT NW1 8LT	11/04/2025 10:18:12	OBJ	<p>PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street, London NW1 8LT</p> <p>2 April 2025</p> <p>Flat Ground + Basement Rear 62 Regent's Park Road NW1 7SX 2025/1204/P</p> <p>1. We always regret the loss of smaller residential units which are the closest to 'affordable' homes in our area. We note that under Camden's Local Plan policy H3, which permits the loss of one unit in a property through amalgamation, no further amalgamation of residential units will be acceptable in this property.</p> <p>2. No objection to the proposed replacement to the conservatory which forms a distinctive modern addition in simple details and appropriate scale. No objection to the simplified timber-framed double-glazed to the lower ground floor bay window.</p> <p>3. Objection to the proposed metal-framed window to the rear ground floor kids bedroom 2. This diminishes the distinctive character of the proposed conservatory replacement, and sits awkwardly between the timber-framed glazing to either side. It would disrupt the rear elevation at this level.</p> <p>4. No objection to the proposed replacement timber frame windows to the lower ground floor front elevation.</p> <p>Richard Simpson FSA, Chair PHCAAC.</p>