

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1208/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street London NW1 8LT NW1 8LT	11/04/2025 10:28:05	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 2025/1208/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. We object strongly to the loss of the bay to the rear lower ground floor. The house is recognized as making a positive contribution to the character and appearance of the conservation area. These canted bays are characteristic of this group of houses and distinctive in the conservation area. In this house they appear on both front and rear elevations with significant variations. These bays are recognized as 'dominant features' of these properties in the Primrose Hill Conservation area statement, the current SPD, at p. 9. The loss of this bay at lower ground floor level would disrupt both the double-height rear bay and its distinction from the front bay. The proposal would neither preserve nor enhance the character or appearance of the conservation area.</p> <p>Richard Simpson FSA, Chair PHCAAC.</p>
