

Brendan Versluys

From: Richard Simpson <[REDACTED]>
Sent: 19 April 2025 18:23
To: Brendan Versluys
Subject: Re: Consultee letter for PlanningApplication Application: 2025/1017/P

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Hello Brendan,
My apologies for sending this advice 3 days late. I hope it's still helpful. Please upload it to the Council's online site.
Many thanks, and best wishes,
Richard

PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE
12A Manley Street, London NW1 8LT

2 April 2025

116 Regent's Park Road NW1 8UG 2025/1017/P

Objection.

We object strongly to the proposed infill rear extension, on the grounds that it projects beyond the existing rear extension, while the double-height verticality – expressed strongly in the glazing – adds to the alien and obtrusive character.

The proposals go against the Primrose Hill Conservation Area statement (current SPD) at PH27 which states that 'extensions should be in harmony with the original form and character of the house ...'.

While we note that details are different, we refer to the recent decision dismissing an appeal against refusal of a rear extension in the conservation area at 30 Chalcot Road where the Inspector found against a proposed 'overly prominent and incongruous addition'. See Appeal Ref: APP/X5210/D/25/3360359 decision letter dated 16 April 2025, para 7, while at para 10 the Inspector concludes that the appeal proposal was: 'contrary to Policies D1 and D2 of the London Borough of Camden Local Plan 2017 which, amongst other matters, seek to ensure that development respects local context and preserves or enhances heritage assets.' We argue that the proposed rear addition fails to respect local context and neither preserves nor enhances the character and appearance of the conservation area.

We note that we were unable to locate the proposed ASHP on the drawings. While we are supportive of energy saving measures in the conservation area we need to ensure that any ASHP is located with regard for neighbouring amenity and respect for local context.



Richard Simpson FSA,
Chair PHCAAC.

On Mon, 10 Mar 2025 at 20:40, Brendan Versluys <Brendan.Versluys@camden.gov.uk> wrote:
Please find attached Consultee letter for PlanningApplication application 2025/1017/P

Y654428

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