
Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2013/4459/P
Address	1 Regents Park Terrace London NW1 7EE
Planning Officer	Sam Fowler
Comments by	24 September 2013
Proposal	Addition and alterations to roofline, replacement of garage door with timber and glass doors, glass canopy to front, and internal conversion to an existing outbuilding to create 1x residential unit (Class C3).
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee</p> <p>12A Manley Street, London NW1 8LT</p> <p>4 September 2013</p> <p>1 Regents Park Terrace NW1 7EE 2013/4459/P and 2013/5263</p> <p>Strong objection.</p> <p>The Advisory Committee agreed that the principal issues in this case are the impact of the proposal on the character and appearance of the conservation area, and on the setting of the Listed Buildings, that is, both the houses in Regentâs Park Terrace, and those in Gloucester Crescent.</p> <p>The proposed building is at a specially significant location in terms of both these issues. The general views of the gardens around Regentâs Park Terrace are specifically identified as significant local views in the formally approved Primrose Hill conservation area statement, p. 23. More specifically the views across gardens between the group of houses of which no. 70 Gloucester Crescent is the terminating building, including the rear of Regentâs Park Terrace are recognized in more detail the Primrose Hill</p>

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conservation area statement, p. 22, as is the garden to no. 1 Regentâs Park Terrace at p. 23.

We are shocked that there is no assessment of this critical context in the applicantâs drawings seen by us. We note that they have not been the subject of pre-application discussion.

We advise that the increase in height and bulk of the building in this location would disrupt and harm recognized views which are significant in the character and appearance of the conservation area, and harm the setting of the Listed Buildings.

Our objections are to the principal of any increase in height and bulk, but the design proposed adds to the unacceptability, introducing, as it would, forms alien in the context (the strangely unbalanced roof, itself alien in this location, the seemingly arbitrary semi-dormer window, the crudely detailed doors to the front elevation).

The proposals would neither preserve nor enhance the character or appearance of the conservation area, nor would they protect the special character of the Listed Buildings.

Richard Simpson FSA
Chair

Documents attached

No details entered

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