

[REDACTED]

Sent: 01 February 2014 15:18

To: Craig, Tessa

Subject: 9 Fitzroy Road 2013/7740/P: ADVICE from Primrose Hill Conservation Area Advisory Committee

Dear Tessa, I hope this isn't too late, there seems to have been a problem getting the plan to us. Anyway, here is our objection. All best, Richard

ADVICE from Primrose Hill Conservation Area Advisory Committee

[REDACTED]

8 January 2014

9 Fitzroy Road 2013/7740/P

Objection

The information provided is insufficient and fails to meet the terms of local planning policy guidance set out in the *Primrose Hill conservation area statement* which requires, at PH34, 'All new development should have a high standard of external space (landscape) design, which should respect the character and appearance of the conservation area.' Given that it is accepted that the green character of the conservation area should be preserved, this loss of garden space by attrition neither preserves nor enhances the character and appearance of the conservation area.

We note that the garden building at no 11 Fitzroy Road is dated from 2007, and so, preceding the adoption of the LDF, does not constitute a valid precedent.

[REDACTED]

Richard Simpson FSA