

ADVICE from Primrose Hill Conservation Area Advisory Committee
12A Manley Street, London NW1 8LT

5 November 2014

Flat A 67 Regents Park Road London NW1 8XD 2014/6220/P

Strong objection.

We note the previous applications for this building and our comments in July (attached) on 2013/3723/P and on 4 September 2013 on 2013/5368/P, which showed that an extension acceptable in the context of the conservation area was achievable.

The present application is seriously harmful to the special character of the conservation area, and neither preserves nor enhances it.

This house forms the termination to the group of houses in Regent's Park Road which runs from the Queens PH to Chamberlain Street, which is matched by a similar, if longer group, between Chamberlain Street and the former Chalk Farm Tavern (89 Regent's Park Road). These groups of terraces reflect the building history of the conservation area and are often distinctive in their forms and details, including, as here, the form of the roof, which is hipped, behind a parapet on all three of the elevations which do not adjoin the rest of the terrace. In this case the roof form is given additional importance by its location: while we note that it is not visible close to, it is visible in long views down Regent's Park Road, and from Sharpleshall Street. It is given further importance because it forms part of the setting of the paired terraces in Chamberlain Street, Listed Grade II, whose parapet forms and roofline are mentioned in the List description. The contrasting roof, and roofline, at 67A Regent's Park Road, needs also to be understood in this context. The roof and its appearance at 67A Regent's Park Road is, therefore, significant in the conservation area, bearing out its inclusion in the *Primrose Hill conservation area appraisal*, where it is included in the limited category of buildings where any alteration to the roof shape is unlikely to be accepted.

We note that the present application proposes a flank wall extension in the form of what might loosely be described as a triangular pediment. This is an alien element, in a dominant position in the elevation, which would destroy the contrast with the Listed terraces adjacent in Chamberlain Street, while adding an intrusive and anachronistic element to no 67 as the termination of the group of houses on Regent's Park Road of which it is a part.

We welcomed recognition of the importance of these elements in the consideration of the applications in 2013: the situation has not changed.

We have no objection to the raising of the height of the back addition.



Richard Simpson FSA
Chair