
Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2014/7596/P
Address	113 Regent's Park Road London NW1 8UR
Planning Officer	Nanayaa Ampoma
Comments by	26 February 2015
Proposal	Alterations to shopfront and fenestration and new lift.
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>21 January 2015</p> <p>Bibendum 113 Regent's Park Road NW1 8UR 2014/7596/P</p> <p>Apart from our fundamental objection to the change of use, which we recognize is not part of this application, we object to the proposed changes to the main (east) elevation of this building.</p> <p>We note that the building is acknowledged to make a positive contribution to the conservation area, and that its shopfront is formally categorised as a shopfront of merit in the Primrose Hill conservation area Statement (p. 26). It is noted as a former petrol station (p. 19), and its distinctive character is carried through in its use of redbrick with glazed elements at string lines and tympanum, and bold use of brick piers at ground level â reflecting the need for wide span openings for vehicles. These piers are carried through into the pilasters at first floor level, the central pair 'support' the glazed segmental tympanum at parapet level. All these elements form a coherent elevation, which are significant as contributing to the character and appearance of the heritage asset.</p> <p>We therefore object to the heavy, over-dominant, forms of</p>

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the entrance now proposed, which diminish the significance of the original brick piers and perception of the scale of the central opening, and so harm the significance of the main lines of the original elevation.

We are also concerned by the implications of the insertion of a lift for any overrun structure on the roof, which is visible in long views.

Richard Simpson FSA

Documents attached

No details entered

About this form

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