

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

18 June 2015

62 Regent's Park Road 2015/2556/P

Strong objection.

This house, and its roof, is prominent, visible in views from both Primrose Hill itself, and from along Albert Terrace. The roof is hipped, and set back behind a parapet, so that it is subordinate in its mass to the main house, while the lines of the original hipped roof are largely contained in the important views.

The present proposal, by adding a substantial bulk and mass to the side of the roof, would substantially harm the existing balance of roof form and mass. This would be significantly harmful to the character and appearance of the conservation area.

Notwithstanding the earlier approval dated 2010, the governing policy is now to be found in Camden's 2014 CPG 1, at 5, especially at 5.8 'A roof alteration or addition is likely to be unacceptable in the following circumstances where there is likely to be an adverse affect on the skyline, the appearance of the building or the surrounding street scene.'

This policy reinforces that in the Primrose Hill conservation area statement at PH18-19 which specifies that a roof extension is unlikely to be acceptable where 'It would be detrimental to the form and character of the existing building'.

We also note the low quality material, a single ply membrane 'with the look of a zinc or lead roof'.

The proposal would harm the character and appearance of the conservation area: it would neither preserve nor enhance it.

Richard Simpson FSA
Chair