



Hello Tania, Here is our advice on this application. All best wishes,  
Richard

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

5 August 2015

5A Fitzroy Road 2015/3766/P

Strong objection.

The proposed loss of garden space, from 80sqm to 44.5sqm, is excessive. It seems to be being suggested that because the property adjoining the rear garden is a building, this infill is acceptable. But that argument would allow the cumulative attrition, step-by-step, of all the gardens in this terrace, which would clearly be against Camden's policy statement at CPG1 4.22 that 'may detract from the generally soft and green nature of gardens and other open space, contributing to the loss of amenity for existing and future residents of the property.' The question is then, at what point does the 'green' area begin, and how far can it be lost here. Loss of close to half the 'green' space cannot be acceptable and would set a very dangerous precedent for ecological loss, including loss of permeability, in the conservation area.

The inappropriate alterations – clumsy and disproportionate – to the rear elevation neither enhance nor preserve the character and appearance of the conservation area.

Richard Simpson FSA  
Chair