
From: Richard Simpson <[REDACTED]>
Sent: 01 April 2016 15:24
To: Skelli-Yaoz, Tania
Subject: 38 Regent's Park Road 2016/0276/P: ADVICE from Primrose Hill Conservation Area Advisory Committee

Dear Tania, I'm sorry this is a day late: I hope it's not too late. All good wishes, Richard

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

16 March 2016

38 Regent's Park Road 2016/0276/P

This house has been very badly damaged over the years, the initial harm taking place before designation of the conservation area (1972), and demonstrating the sort of architectural loss which designation was designed to stop. This damage does not justify further harm to either the building or the CA.

The proposed extra bulk of the addition at the rear would further distort the surviving elements of the original built configuration at the rear. We object to the proposed rear addition as further harming the original configuration by adding excessive bulk at a high level which has a harmful effect on the character and appearance of the conservation area.

While the masonry facing proposed at the front is to an infill which is, in principle, harmful and unacceptable, the facing would mitigate that harm, even at the expense of indicating a wholly false form, misleading as to the original configuration of the building in its group. We do not object to this alteration.

Richard Simpson FSA
Chair