

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/2247/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street London NW1 8LT NW1 8LT NW1 8LT	16/06/2016 16:25:07	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>1 June 2016</p> <p>Lower Ground floor flat 11 Regent's Park Road 2016/2247/P</p> <p>Strong objection.</p> <p>This house is one of a pair, the pair part of a larger group of buildings which contribute positively to the conservation area, and which have a particularly significant configuration of shallow-curved bays to the rear elevations. These bays occur in pairs: a number are visible from the rear of houses in Prince Albert Road and from other locations in the CA, like Regal Lane.</p> <p>The proposed rear addition is directly against policy guidance in the current Primrose Hill conservation area statement, PH28 'Rear extensions will not be acceptable where they would spoil an uniformed rear elevation of an unspoilt terrace or group of buildings.' This is the case here.</p> <p>The proposed rear addition clumsily abuts the shallow-curved bay to this house, and is harmful to its character and appearance, and thus fails to preserve or enhance the character and appearance of the conservation area.</p> <p>We are also concerned, given the group of houses, that any approval would be used as a precedent for cumulative harm of the kind that conservation areas are designated to prevent.</p> <p>Richard Simpson FSA Chair</p>

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