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**Conservation Area Advisory Committee**

Advisory Committee	Primrose Hill
Application ref	2016/4762/P
Address	Land adjacent to playground Primrose Hill Prince Albert Road London NW1 7ST
Planning Officer	Tessa Craig
Comments by	12 Oct 2016
Proposal	Extensions to the existing toilet block building to include conversion and extension of existing covered seating and storage areas to provide a cafe (Class A3 use) alterations to the existing toilet facilities and new landscaping.
No Objection	Yes
Comment	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>21 September 2016</p> <p>Primrose Hill playground Prince Albert Road NW1 7ST 2016/4762/P</p> <p>Broadly, the Committee welcomed the proposals, and agreed that the new caf�� provision would be a real asset, helpful to Hill users.</p> <p>We acknowledge that we were consulted pre-application, and note that the RPA has adjusted the scheme in the light of our comments.</p> <p>We are concerned about details of the proposed landscape: we would like to see a photo of aluminium landscape edging E01. We are not convinced by the junction of golden gravel, black tarmac and grass at the west-south-west point of the screen â we advise a modest realignment here to avoid this over-complicated junction. We are also concerned to understand better how the existing fence would be</p>

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terminated at the east-north-east (playground) end. I note that the PHCAAC welcomed the removal of the railings in our pre-application advice.

The PHCAAC had understood that the playground area would remain accessible only through the existing entrance. It is not clear from the application drawings that this is still the case. The PHCAAC would argue very strongly that there should be only one entrance to the playground â for the security and safety of the children â and that the playground should not be accessible through the cafÃ©. This would require a server on the playground side, and the fixing shut during operational hours of doors to the interior cafÃ© space on the playground side.

Richard Simpson FSA  
Chair

## Documents attached

No details entered

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