



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

4 May 2016

38 Regent's Park Road NW1 7SX 2016/0279/P

Objections.

As we advised in March 2016, on the proposed rear additions:

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 strongly object the proposed further loss of green garden space by the additional building at the rear of the garden. Green rear gardens are a well-recognized and important element in the significance of the PH conservation area: their diminution – by a significant proportion – would be seriously harmful to the character and appearance of the conservation area. There would be no countervailing public benefit.

Richard Simpson FSA
Chair