

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6891/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street NW1 8LT NW1 8LT	12/01/2017 14:39:55	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>11 January 2017</p> <p>1 Centric Close Oval Road NW1 7EP 2016/6891/P</p> <p>Welcome with objections.</p> <ol style="list-style-type: none"> 1. The PHCAAC has been fully consulted in two presentations of the developing scheme. While we have welcomed the provision of housing, especially affordable housing, the retention of employment space, and the design overall, we have raised concerns which remain outstanding. 2. We welcome the 35% of affordable housing on the site, and would wish to ensure that the proportion is not reduced. Nor would we wish to see any diminution in the area allocated to employment use: the history of the site, and the character of the conservation area, give the retention of employment use on the site of special significance. 3. We have raised problems of overlooking of existing habitable rooms in the houses in Oval Road, and are not satisfied that this has been adequately addressed. This is one of the grounds on which we formally object to the present application. The habitable rooms in the 4-storey block look directly into habitable rooms in the Oval Road houses. There is no screening or planting which might mitigate this harm. 4. We have also raised questions about sunlight and daylight, and are not reassured by the analysis which accepts that there is loss to existing habitable rooms. We formally object to loss of daylight and sunlight to existing habitable rooms in the CA. 5. We also raised issues about the design of the walkway between the single-storey employment block and the rear of the residential/office building to Oval Road to the north of the site. We are concerned about this space: is it consistent with the objectives of 'design out crime'? It seems rather bleak and left-over. We have asked for a more developed landscape proposal. 6. We request that effective means of preventing light pollution, especially from the winter gardens, be required. 7. We request that the roof-top plant be controlled by condition. We accept that the two lift over-run enclosures are minimal, but would seek to ensure that no other plant is added, and that the PV panels be sited so that they do not impinge on views from within the conservation area. 8. We seek a legally binding agreement on the maintenance of the landscape plan. 9. We would expect details, materials, details of brickwork, components (like glazing units), etc. to be

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					subject to detailed approval.
					Richard Simpson FSA Chair
2016/6891/P	Paul Romans	The Coach House 23 Oval Road London NW1 7EA	11/01/2017 12:26:22	OBJ	Having seen the plans, I am very concerned about the invasion of my privacy due to the fact that my property will be directly overlooked by a number of new apartments. I am also concerned about the timeframe within which the work will be completed, coming, as it does with major works from HS2 and Morrissons supermarket. Finally, I'm concerned about the close proximity of the work to my property and the impact that could have on the structural integrity of my property.
2016/6891/P	Paul Romans	The Coach House 23 Oval Road London NW1 7EA	11/01/2017 12:26:30	OBJ	