
Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2017/0166/P
Address	14 Regent's Park Terrace London NW1 7ED
Planning Officer	Kate Henry
Comments by	21 Feb 2017
Proposal	Single storey rear infill extension, with slight wrap-around of closet wing, to replace existing rear conservatory, incorporating curved glass roof above to enclose upper ground floor rear window; alterations to front vault area; first floor rear extension to enclose existing roof terrace; excavation to install spiral wine cellar below ground level
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>1 February 2017</p> <p>14 Regent's Park Terrace NW1 7ED2017/0166/P + 2017/0339/L</p> <p>Objection.</p> <p>We object to the proposed rear extension.</p> <p>We note that this a Listed Building, part of a coherent terrace where the regularity of major features, at both front and rear elevations, are self-evidently essential to the significance of the whole and the parts of which the whole is composed.</p> <p>While the existing rear infill is inappropriate in detail, it follows in its footprint and overall form the logic and grammar of the house, meeting the policy guidance set out in the current SPD, Primrose Hill conservation area appraisal at PH 27 which requires that rear extensions</p>

Conservation Area Advisory Committee

should be in harmony with the original form and character of the house.

The proposal fails unhappily to meet this basic consideration. The inserted large-scale window at the lower ground floor is more like a shop-front: its scale and proportion are seriously harmful to the Listed building. The curved glass infill is interesting, but inappropriate in this location, where glazed infill should be clearly subordinate to the original building, and only at lower ground floor level (PH30). Both elements at the rear are seriously harmful to the significance of the Listed Building.

We object to the proposed partial infill of the front area.

At the front, the partial infill of the front area is also harmful. Again, Primrose Hill conservation area appraisal at PH39 and 42 identifies the harm from such infill, PH42 acknowledging that infill is acceptable where it is recessed below the entrance steps. The extension of the infill seems to be needed to allow for a set of steps to the deepened coal cellars: there is surely a less harmful way to achieve this modest purpose?

Richard Simpson FSA
Chair

Documents attached

No details entered

About this form

Issued by Contact Camden
5 Pancras Square
London N1C 4AG

Form reference 20883993

Data Protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.