

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0588/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street NW1 8LT NW1 8LT	02/03/2017 16:37:22	OBJ	ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT

15 February 2017

8 Regal Lane NW1 7TH 2017/0588/P

Objection.

Regal Lane is designated in the Primrose Hill conservation area statement, current SPD, at PH19 as an area in the conservation area where 'roof extensions and alterations which change the shape and form of the roof are unlikely to be acceptable'. It is of significance for its small scale, subsidiary to the surrounding main houses. These surrounding houses include the Listed villas on Prince Albert Road, the setting of which are important seen both from Prince Albert Road but also from Regal Lane.

The proposed roof would add almost 50% to the height of the existing house, and it would do so in a box-like form which would, as is clearly visible in the proposed section, rise well above the closest element of the main house in Prince Albert Road, ceasing to be subservient to the Listed Building. The new roof addition would also, by its box-like form, be more dominant in comparison with the pitched roof to the neighbour at 9 Regal Lane. At 9 the modest raising of the ridge follows the slope of the roof, and would be considerably less intrusive in the road and the setting of the Listed Buildings.

The roof extension would harm the character and appearance of the conservation without any countering public benefit. It would neither preserve nor enhance the character or appearance of the conservation area.

We do not object to the glazed infill to the rear of the ground floor or the reconfiguration at that level.

Richard Simpson FSA
Chair