

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1144/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street NW1 8LT NW1 8LT	22/06/2017 19:24:40	COMMNT	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>7 June 2017</p> <p>113 Regent's Park Road NW1 2017/1144/P</p> <p>We would wish to acknowledge that we have had helpful pre-app discussions with the applicant's architect, who has responded positively to our concerns.</p> <p>We welcome the uses now proposed. Our comments are mainly to establish specific details of a design which we broadly welcome.</p> <p>On the front elevation, we would wish to see details of the ground floor window head, its junction to, and details of, the new fascia proposed above.</p> <p>On the proposal for the front forecourt, we would wish to see more detail of the paving, landscaping, and arrangements for car-parking. On the paving, we note that there are vestiges of earlier paving with granite kerbs, which could be retained/enhanced. We would wish to know how use of the parking spaces will be controlled: for example, with rising/moveable bollards, or an alternative?</p> <p>We request that the front rooflight be positioned further back from the front elevation – perhaps located symmetrically with the rear rooflight either side of the cross partition shown on the second floor plan. We acknowledge that the appearance in true elevation is misleading in terms of perceived views from the street, but we would wish to ensure minimum visual interruption of views of the refurbished elevation, which can be seen in long views along Regent's Park Road.</p> <p>We are happy to discuss these points informally if that would help.</p> <p>Richard Simpson FSA Chair</p>
