

| Application No: | Consultees Name:                             | Consultees Addr:                        | Received:           | Comment: | Response:   |
|-----------------|--|---|---------------------|----------|---|
| 2017/2567/P     | Richard Simpson<br>for Primrose Hill<br>CAAC | 12A Manley Street<br>NW1 8LT<br>NW1 8LT | 22/06/2017 16:48:42 | OBJ      | <p>ADVICE from Primrose Hill Conservation Area Advisory Committee<br/>12A Manley Street, London NW1 8LT</p> <p>7 June 2017</p> <p>5 Oval Road NW1 7EA 2017/2567/P</p> <p>Objection.</p> <p>This house is one of a symmetrical pair. Villas like this were part of the original plan for Primrose Hill and are of special importance in the conservation area. The pair of houses is identified as making a positive contribution to the area. The proposals would seriously harm that symmetry.</p> <p>It is also important to the villa design, and to the plots of land on which they were built, that the houses sit within a generous garden space on three sides. The open space at the side is of critical importance. The villa is very different from a terraced house in this respect: closing up the space to the side, even at only one level above ground, seriously harms the balance of building and open space. Again, the proposals would seriously harm the conservation area, its character and appearance.</p> <p>The loss of space to create more spaces for cars is particularly objectionable and contrary to Council policy.</p> <p>Proposed changes to glazing would only be acceptable if the framing sections match those existing in both houses.</p> <p>The proposals neither preserve nor enhance the character and appearance of the conservation area, but would cause it significant harm.</p> <p>Richard Simpson FSA</p> |

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