
Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2018/0505/P
Address	66 Regent's Park Road LONDON NW1 7SX
Planning Officer	Alyce Keen
Comments by	16 Mar 2018
Proposal	Install no.4 x conservation roof lights to the front and side roofslopes. Replace original roof lights to conservation roof lights. Replace rear dormer windows with minimal framed windows. Refurbish existing windows to the front and rear of the property.
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>21 February 2018</p> <p>66 Regent's Park Road NW1 7SX2018/0505/P</p> <p>Very strong objection.</p> <p>We refer to the proposed insertion of 2 new roof lights to the front slope of the roof and the new rooflight to the front of the side roof.</p> <p>This house, with its hipped roof, is a positive contributor to the character and appearance of the conservation area, and is one of a group of houses where the hipped roof form remains unspoiled. It is also prominent in long views, including views from the public open space of Primrose Hill itself. These shallow hipped roofs are specifically identified as significant in the Primrose Hill conservation area appraisal at p. 9. The protection of these roofs is carried through into the roof extensions policy guidelines at PH18 and PH19, where the largely unimpaired roof, its prominence in long views and views from the parks, and the</p>

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importance of the roof in the composition of the building are all factors justifying the guidance that alterations which affect the form of the roof, as in this proposal, are unlikely to be acceptable.

We note that this policy on hipped roofs has been upheld in a series of appeals in the conservation area.

Richard Simpson FSA
Chair

Documents attached

No details entered

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