
Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2018/0478/P
Address	106 - 108 Regent's Park Road LONDON NW1 8UG
Planning Officer	Kristina Smith
Comments by	05 Apr 2018
Proposal	Erection of rear extensions at lower ground and ground floor levels and other external alterations including reinstatement of garden wall in association with conversion of building to create a single dwelling house (4-bed) and two self-contained units (1x1-bed; 1x3-bed) (C3)
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee</p> <p>12A Manley Street, London NW1 8LT</p> <p>21 March 2018</p> <p>106 Regent's Park RoadNW1 8UG2018/0478/P</p> <p>Strong objection.</p> <p>The proposed rear additions are disproportionate and over-dominant in the surviving rear elevations. The policy guidance in the current SPD, the Primrose Hill conservation area statement states that rear extensions "should be as unobtrusive as possible" and should not be more than one storey in height (PH26), and "should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings" (PH27). The proposed additions are in clear conflict with these policies. The proposals would, by reason of their height, bulk, inappropriate scale and detailed design, be seriously harmful to the character and appearance of the Primrose Hill CA. They would neither preserve nor enhance the character and appearance of the Primrose Hill CA.</p>

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While we note that harm to the character of the conservation area does not depend on visibility from the public areas, these rear elevations are visible in views from both Chalcot Crescent and Rothwell Street, and the rear additions would be harmful to the setting of the Listed Buildings in Chalcot Crescent.

We also object to the loss of green garden space to both houses.

The harm to the CA would be substantial and is not outweighed by any public benefit.

Richard Simpson FSA
Chair

Documents attached

No details entered

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