

**ADVICE from Primrose Hill Conservation Area Advisory Committee**

12A Manley Street, London NW1 8LT

2 May 2018

66 Regent's Park Road NW1 7SU      2018/1784/P

Strong objection.

We welcome the withdrawal of application 2018/0505/P, where unacceptable alterations to the roof of this house were proposed.

We note on the current application that our arguments made in March 2018 continue to provide the basis for a refusal.

The proposal would destroy a substantial sector of the hipped roof, both by the 'cutting-in' for the awkwardly designed roof terrace, as well as the building up at the rear, which also cuts through the eaves line to the roof.

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. In this application it is also important to note that the rear of the group of houses is also visible in views from Manley Street/Kingstown Street, for example.

These shallow hipped roofs are specifically identified as significant in the *Primrose Hill conservation area appraisal*, current SPD for the PHCA 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 the 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.

We continue to object, as in March, to the proposed rooflights, front and rear, to the roof of the side entrance porch/stair.



Richard Simpson FSA

Chair