

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/3049/P	Richard Simpson for Primrose Hill CAAC	09/09/2018 16:52:36	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee</p> <p>15 August 2018</p> <p>5 Oval Road NW1 7EA 2018/3049/P [2-storey]</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 symmetry of this house, with its pair, no. 3, is essentially unspoiled. Both nos 3 and 5 have garden walls, but no later side additions. The pair also forms a group with no. 7 Oval Road, which also retains its original side configuration. In this they are exceptional survivals of the original form of the street. The proposals would seriously harm this symmetry, and the exceptional surviving pair and group of three.</p> <p>We note that the garden wall does not provide a precedent for a side extension.</p> <p>The symmetry was protected in the Council's refusal of application 2017/2567/P, refused in 2017, a decision not challenged on appeal.</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. This was noted in the Primrose Hill Conservation Area Statement at p. 21. 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 creation of a garage space, in addition to the hardstanding, is a loss of open space to cars which is particularly objectionable and contrary to Council policy. It was also a grounds for refusal of application 2017/2567/P.</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 Chair</p>
