

ADVICE from Primrose Hill Conservation Area Advisory Committee
12A Manley Street, London NW1 8LT

16 January 2019

Flat 6, 6 Regent's Park Road NW1 7TX 2018/3482/P

advice in 2 pp.

The application seeks a variation from application 2015/5330/P specifically referring to the replacement of the conservation rooflight, consented in 2016, by an Automated Opening Vent which stands very significantly higher above the roof slope than the conservation rooflights originally consented.

The applicant states that the AOV is only visible from the neighbouring flat. This is not true. It is visible from Regent's Park Road (our photo 1) and from Gloucester Avenue (our photo 2 compare applicant's drawn north elevation).

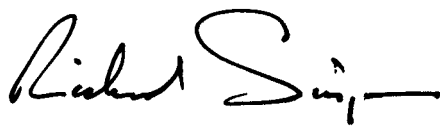
The installed AOV disrupts and clutters the roofline.

When we advised on the 2015 application we referred to the Appeal decision on Flat 5 6 Regent's Park Road (APP/X5210/A/12/2184877) dated 12 March 2013 when a refusal of an application for a roof extension was dismissed. We also noted that the application site is visible in views from the access road to Cecil Sharp House, and in some views from Gloucester Avenue. We also noted that the property is within Regent's Park Road where there is a presumption against granting consent for roof extensions where they would change the shape and form of the roof in a way detrimental to the character and appearance of the conservation area.

We welcomed the revision to the scheme achieved in 2016 by the planning officer, to replace the proposed rear mansard windows with conservation rooflights. This addressed the importance of the roof form in the conservation area.

The present application goes against this achievement, as our photo 2 shows, and goes against policy seeking to protect roofs and rooflines in the conservation area.

The AOV should be replaced by an alternative which does not rise above the roof slope and roof ridge.

A handwritten signature in black ink, appearing to read 'Richard Simpson', followed by a horizontal line.

Richard Simpson FSA
Chair

Photos attached on p. 2



Photo 1 roof seen from Regent's Park Road
February 2019 photo R. Simpson



Photo 2 roof seen from Gloucester Avenue
February 2019 photo R. Simpson