

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/0194/P	Richard Simpson for Primrose Hill CAAC	10/03/2019 13:34:06	OBJ	ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT

20 February 2019

106-108 Regent"s Park Road NW1 8UG 2019/0194/P

Strong objections.

While we cannot comment on the detailed changes to the interior of the building, as it is not a Listed Building, we object very strongly to the extent of demolition. This is not sustainable development as required by the NPPF.

We advise that the lowering of the lower ground floor by 0.5m would impact, indeed destroy, the original footings to the houses – the common structural pattern for the houses in Primrose Hill. The cumulative impact on structures, including the demolitions noted above and on the adjoining properties, which means that a group of 4 houses would be affected, is complex, and certainly requires a basement impact assessment as a reasonable precautionary measure.

The work proposed to the front gardens appears to make no provision for the protection of the important tree which is a feature of the garden to no. 106 and to the street. It is not clear that, even of a replacement were acceptable, there would be adequate and viable space for its roots. The existing tree is important, and part of the positive contribution made by the pair of houses to the character and appearance of the conservation area.

The proposed rear additions are contrary to planning policy. Current SPG for the Primrose Hill CA is specific: rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the conservation area, they should in most cases be no more than one-storey in height (PH26), they should be in harmony with the original form and character of the house (PH27). In all these considerations the proposals fail the tests provided. These tests show that the proposals would do substantial harm to the character and appearance of the conservation area as formally recognized.

The rear extensions proposed would also harm the setting of the adjacent Listed Buildings, especially in Chalcot Crescent, from where the extensions would be seen and from where their substantially inappropriate, clumsy, forms would be visible.

Camden's policy, consistent with the NPPF, also requires a high standard of design. Design is to be tested in context. These proposals do not demonstrate a high standard of appropriate design in context.

The proposed rear extensions neither preserve nor enhance the character and appearance of the Primrose Hill conservation area. They would harm it, and the setting of the neighbouring Listed Buildings. No public benefit would outweigh this harm.

Richard Simpson FSA
Chair

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/0194/P	Gary Lubner	07/03/2019 13:05:03	APP	<p>I am concerned by the fact that there appears to have been no Basement Impact Assessment carried out for this application, as my understanding is that this would be necessary to justify (the additional works required, to lower the existing basement floor level.</p> <p>My view is that, for a minimal drop in floor level, the suggested further excavation is not justifiable and would cause considerably more disruption and damage to the existing structure. With this in mind I strongly oppose this part of the application and would like to hear from you directly on this matter.</p>
