

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2018/4364/P	Richard Simpson for Primrose Hill CAAC	10/03/2019 12:30:28	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>20 February 2019</p> <p>18 Regent's Park Road NW1 7TX 2018/4364/P</p> <p>We have no objection to the proposed reconfiguration of the front garden, which reinstates the original form, and the new lower ground floor room.</p> <p>While we would normally seek to uphold policy against the infill of front areas, we note that there is an existing canopy: we would nonetheless prefer to see the overhang projection minimised and certainly not abutting the window opening to the front elevation.</p> <p>We object to the proposed glazed rooflight to the front steps: it is incongruous in its context.</p> <p>We do not object to the proposals for the front wall, but regret the opportunity to reinstate the masonry saltire-pattern enclosure which was the consistent pattern for front boundary walls on this road. A mould for casting the correct form is available. Other houses in Regent's Park Road have reinstated the saltire, enhancing the road and the property. The gate should then be a close-boarded timber gate.</p> <p>Richard Simpson FSA Chair</p>

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2018/4364/P	Richard Simpson for Primrose Hill CAAC	10/03/2019 12:29:55	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>20 February 2019</p> <p>18 Regent's Park Road NW1 7TX 2018/4364/P</p> <p>We have no objection to the proposed reconfiguration of the front garden, which reinstates the original form, and the new lower ground floor room.</p> <p>While we would normally seek to uphold policy against the infill of front areas, we note that there is an existing canopy: we would nonetheless prefer to see the overhang projection minimised and certainly not abutting the window opening to the front elevation.</p> <p>We object to the proposed glazed rooflight to the front steps: it is incongruous in its context.</p> <p>We do not object to the proposals for the front wall, but regret the opportunity to reinstate the masonry saltire-pattern enclosure which was the consistent pattern for front boundary walls on this road. A mould for casting the correct form is available. Other houses in Regent's Park Road have reinstated the saltire, enhancing the road and the property. The gate should then be a close-boarded timber gate.</p> <p>Richard Simpson FSA Chair</p>

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