

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/6152/P	Richard Simpson for Primrose Hill CAAC	09/02/2020 11:53:16	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>5 February 2020</p> <p>124 Regent's Park Road NW1 8LX 2019/6152/P</p> <p>The rear of this house faces the gardens and rear elevations of both Sharpleshall Street and Rothwell Street, both Listed terraces of houses, and the house can be seen in the context of the setting of these Listed Buildings.</p> <p>Because of this location we object to the steps proposed between the first floor proposed balcony and the proposed roof terrace. It is a discordant proposal in the elevation which neither preserves nor enhances the character or appearance of the conservation area.</p> <p>We also object to stair, balcony and roof terrace on grounds of overlooking of both neighbouring amenity space, but also habitable rooms in Sharpleshall Street.</p> <p>We note that a roof terrace at the level of the ground floor would not require intrusive access steps nor cause overlooking problems.</p> <p>We record our regret at the loss of yet another smaller dwelling in our area which further diminishes the availability of homes.</p> <p>Richard Simpson FSA Chair</p>
