

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/0119/P	Richard Simpson for Primrose Hill CAAC	27/02/2020 12:37:50	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>17 February 2020</p> <p>174 Regent's Park Road NW1 8XP      2020/0119/P</p> <p>Objection to further loss of garden space.</p> <p>1. The PHCAAC acknowledges that we have been consulted pre-application: our pre-app advice is attached.</p> <p>2. The Advisory Committee sustained its pre-application advice that the proposals are excessively destructive of open garden space. Our comment pre-app was:</p> <p>'The Committee would wish to see in any proposal for the rear of the house no further loss of open space. That is, the total area of the rear extensions should not exceed the area currently taken by the existing rear extension and the 'Cabin'. We would prefer to see a restoration of the extent of open garden space. Further, the garden space retained should be permeable, not paved as at present. It should have grass and at least the possibility of planting in the ground. It is characteristic of the conservation area that rear open space is also green space, contributing to bio-diversity and green rear views.'</p> <p>We note that the application reduces the garden open space by an estimated further 10m<sup>2</sup>.</p> <p>While we welcome the demolition of the cabin the existing area of the cabin should not be exceeded in the new work.</p> <p>We note that the northpoint shown is incorrect: the garden has a south-west orientation.</p> <p>We have no objection to the relocation of the gate in the Berkley Road wall: the piers should be as simple as possible, we take the drawings to show brick-on-edge with a tile creasing, which we advise is appropriate to a rear garden wall in the conservation area.</p> <p>Richard Simpson FSA Chair</p>