Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2020/5344/P
Address	5 Regent's Park Terrace London NW1 7EE
Planning Officer	Nora-Andreea Constantinescu
Comments by	21 Feb 2021
Proposal	Erection for two storey glazed infill rear extension with green roof, alterations to the first floor of the closet wing and new second floor extension with green roof, all to dwelling.
Objection	Yes
Observations	ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT
	3 February 2021
	5 Regent's Park Terrace London NW1 7EE2020/5344/P & 2020/5341/L
	Objections.
	We object to the infill rear conservatory. We note that policy guidance for the conservation area (Primrose Hill conservation area appraisal, the current SPD) at PH30 states âConservatories, as with extensions, should be small in scale and subordinate to the original building â¿â. We recognize that the Council has allowed double height conservatories undermining this policy, but we seek to fulfil the objective that the conservatory should be âsubordinateâ by setting the rear line of the conservatory back from the back addition of the host property, demonstrating a degree of subordination. The set back from the neighbouring house does not fulfil this requirement. We note that the policy guidance is for the conservation area: it applies even more strongly to the Listed Building.
	We object to the second floor rear addition. We note that

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this is not shown in section, which is a significant omission from the application.

Again, policy guidance for the conservation area seeks to ensure (PH26) that âRear extensions should be as unobtrusive as possibleâ, and (PH27) âExtensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildingsâ. The second floor extension proposed is obtrusive and not in harmony with the original form of the Listed building. Rear extensions should also be subordinate to the host building and its elements: in this case the existing rear addition is submerged within the proposals.

The proposals harm the Listed building: they neither preserve nor enhance the character and appearance of the conservation area.

Richard Simpson FSA Chair

Documents attached

No details entered

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