

**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 'Conservatories, as with extensions, should be small in scale and subordinate to the original building'. 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 'subordinate' 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



**Data Protection**

services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.