Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2020/5492/P
Address	Flat C and D 31 Regent's Park Road London NW1 7TL
Planning Officer	Mark Chan
Comments by	21 Feb 2021
Proposal	Amalgamation of 2x (1-bed and 2-bed) self-contained flats into 1x self-contained 3-bedroom flat on second and third floor, replacement of rooflights with 3x dormer windows at rear roof slope, and installation of rooflights to flat roof.
Comment	Yes
Observations	ADVICE from Primrose Hill Conservation Area Advisory Committee

12A Manley Street, London NW1 8LT

3 February 2021

Flat C and D 31 Regent's Park Road London NW1 7TL
2020/5492/P

1. We very much regret the loss of yet another smaller unit within our area: another more affordable home taken out of the market. We acknowledge, however, that policy allows a loss of one unit by amalgamation in a property, and seek to ensure that it is clear to all parties that further loss of units in this house would be counter to policy.

2. The proposed dormers at the rear appear different in size in elevation and roof plan (in the plan they seem much broader than in the elevation). We seek confirmation of their proposed size. A section through the surviving mansard is also needed to be sure it is retained. If the new dormers align with the windows below and the mansard is retained we would have no objection. A revised scheme can be emailed to us for rapid review.

Richard Simpson FSA

Conservation Area Advisory Committee

Chair

Documents attached

No details entered

About this form

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Form reference	21659662

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