

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/0002/P	Richard Simpson for Primrose Hill CAAC	15/03/2021 12:37:10	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>3 March 2021</p> <p>Flat 4 11 Oval Road 2021/0002/P</p> <p>This house is one of a pair, with symmetrical hipped roofs. It is not Listed but is recognized as contributing positively to the CA. It is visible, from the front and side, from Oval Road, and from the rear in long views from Gloucester Avenue. The group of houses is important in the conservation area where groups of symmetrical villas, like this pair, also marked out by the use of hipped roofs and stuccoed elevations, mark a distinction with the groups of brick terraces. Overall symmetry is a key quality to these villas.</p> <p>No objection to the changes to the side roof terrace, but:</p> <p>we object to the very poorly detailed proposed door to the side (no. 1) which should respect the forms of the house in its details.</p> <p>We object to any increased visual impermeability in the enclosure to the roof terrace. A more open fencing should be submitted for approval which allows for the retention of a sense of openness characteristic of the side spaces of these villas.</p> <p>We object to the proposed rear dormer which would substantially harm the symmetry at roof level which is key to these houses. A conservation-type rooflight, which retained the slope of the roof, might be acceptable if a detailed submission were made.</p> <p>The present proposals neither preserve nor enhance the character or appearance of the conservation area.</p> <p>Richard Simpson FSA Chair PHCAAC</p>
