

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3299/P	Richard Simpson for Primrose Hill CAAC	11/09/2021 17:41:19	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>1 September 2021</p> <p>Flat A 1 Regent's Park Road NW1 7TL 2021/3299/P</p> <p>Strong objection.</p> <p>The proposal, as in 2016, would substantially harm the character and appearance of the conservation area.</p> <p>While the building is not Listed, it is recognized as making a positive contribution to the character and appearance of the conservation area. The wide spacing of the houses in this group means that the side is visible, as is the rear from Regal Lane. Primrose Hill conservation area statement (current SPD), at p. 9 notes that the villas are 'surrounded by substantial garden spaces.' And that 'Rear gardens are also visible through gaps between buildings and in views from secondary roads and mews'. This is reinforced at p. 12 which notes specifically the 'Views of the backs of the villa properties, rear gardens and boundary walls are also important ' seen from Regal Lane.</p> <p>The proposals would not only harm the sense of space to the side of the building, but the wrapping of the building within the proposed addition to both side and rear would essentially hide the footprint of the original house which was designed, and which survives, as part of a pair of houses conceived as a symmetrical villa set in green space ' a form fundamental to early plans for the Primrose Hill development of the 1840s. It is also proposed to alter openings to the rear in the style of the new addition rather than maintaining the forms of the original and surviving building. This increases the sense that the new extension has overwhelmed the original building.</p> <p>The loss of garden space to car park is contrary to the ecological objectives of the Council, as well as the character and appearance of the conservation area.</p> <p>The application would neither preserve nor enhance the character and appearance of the conservation area.</p> <p>Richard Simpson FSA Chair</p>