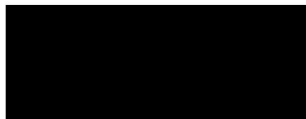


Parnjit Singh



Subject: FW: 8 Regal Lane 2021/4120/P: Advice from PHCAAC



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Richard Simpson [Redacted]
Sent: 18 October 2021 12:49
To: Patrick Marfleet <Patrick.Marfleet@camden.gov.uk>
Subject: 8 Regal Lane 2021/4120/P: Advice from PHCAAC



Dear Patrick,

I hope you are well.

I'm sorry I got into a muddle and this is a day late. I hope it's still useful.

Let me know if I can help.

All good wishes,

Richard

ADVICE from Primrose Hill Conservation Area Advisory Committee
12A Manley Street, London NW1 8LT

6 October 2021

8 Regal Lane 2021/4120/P

Objection.

We note that the addition to the main block of the house could be acceptable if it follows the mass and alignment of the adjoining house, no 9 Regal Lane. Sections could demonstrate this.

We object strongly to the addition above the carport. The mass proposed is overwhelming: we note that Camden's document HOME IMPROVEMENTS Camden Planning Guidance (January 2021) states at 2.2.2 New roof level, that a new roof level should 'Be subordinate to the host building'. This clearly fails that test.

We also object to the glazed corner projection at first floor which would be intrusive in the townscape of this modest lane.

We note that the application would destroy the roof terrace as an amenity space: the only amenity space for this family house.

The application neither preserves nor enhances the character or appearance of the conservation area.

Richard Simpson FSA
Chair