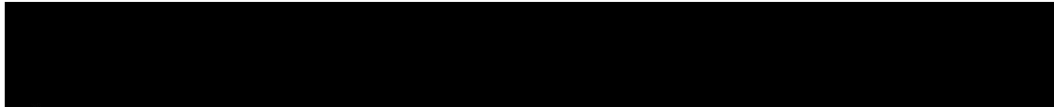


Parnjit Singh

From: Charles Blackburn <[REDACTED]>
Sent: 16 December 2021 14:53
To: no-reply
Cc: env.devcon@camden.gov.uk; udr@camden.gov.uk; Planning Planning
Subject: Re: Conservation area advisory committee comments form



Ok- thats right. But they regret to acknowledge its within the rules

I dont understand the part about the paving. I have no plan to increase amount of paving

Charles Blackburn

> On 23 May 2021, at 12:07, no-reply <no-reply@camden.gov.uk> wrote:
>
>
> CONSERVATION AREA ADVISORY COMMITTEE
> -----
> Advisory Committee: Primrose Hill
> Application ref: 2021/1586/P
> Address: 13 Regent's Park Road London NW1 7TL Planning Officer:
> Patrick Marfleet Comments by: 23 May 2021
> Proposal: Excavation of single storey basement, erection of front
> extension at lower ground level, recladding of existing ground floor
> extension and other facade alterations including new windows, doors and roof lights.
>
> Objection: Yes
>
> No Objection: Yes
> Observations: ADVICE from Primrose Hill Conservation Area Advisory
> Committee 12A Manley Street, London NW1 8LT
> 5 May 2021
>
> 13 Regent's Park Road London NW1 7TL 2021/1586/P
>
> This house is one of a group of semi-detached villas, broadly
> symmetrical as pairs of houses at front and rear, they are set within
> gardens with ecologically valuable green planting. They are recognized
> as contributing positively to the character and appearance of the conservation area.
>
> 1. The proposed basement. We deeply regret that this appears to fall
> within planning policy "the increase in size of the more modest
> residential units in our area adds to the housing crisis. It is
> certainly indulgent to provide for a gym and a cinema room in a 2

> bedroom maisonette. Devoting one of only 2 windows in the basement to a changing room seems an odd priority.
>
> Given that there are other residents in the house, that the house is
> on a bus-route, and with a school close by, we strongly urge that a
> CMP is made a condition of any approval.
>
> 2. We object to the proposed new rear window as inappropriate in form
> and detail to the rear elevation, and harmful to the character and
> appearance of the conservation area which it fails to preserve or enhance.
>
> 3. We object to the extent of paving in the rear garden. The balance
> of green planting, including trees, with building is a recognized and
> valued characteristic of the conservation area: the loss of individual
> gardens to sterility is harmful individually as well as cumulatively.
> It is the type of change "contributing to cumulative harm" which
> designation as a conservation area aims to prevent.
>
> Richard Simpson FSA
> Chair
>
>
> DOCUMENTS ATTACHED
> -----
> No details entered
>
> ABOUT THIS FORM
> -----
> Issued by: Contact Camden
> 5 Pancras Square
> London N1C 4AG
> Form reference: 21686643
> <21686643.htm>
> <21686643.xml>
> <21686643.pdf>