

Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2021/5380/P
Address	21 Oval Road London NW1 7EA
Planning Officer	Jaspreet Chana
Comments by	23 Jan 2022
Proposal	Re-construction of the existing basement rear extension and erection of single storey rear extension on ground floor level and associated works
No Objection	Yes
Comment	Yes
Observations	<p>PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street, London NW1 8LT</p> <p>05 January 2022</p> <p>21 Oval Road2021/5380/P</p> <p>No. 21 Oval Road is noted in the Primrose Hill Conservation Area Statement (current SPD) at pp. 24-25 as one of the houses in Oval Road which while unlisted make a positive contribution to the special character and appearance of the conservation area. Sadly the houses were substantially harmed in the years before the designation of the conservation area in 1971 in a number of cases by oversize rear and side additions which have diminished the spatial generosity of the original layout of the villas. Their setting is now further diminished by the proximity of Centric Court.</p> <p>The massing of the proposed addition to the rear is acceptable and the design inventive. We are concerned by the impact of the addition as seen from Oval Road: we advise that the materials used should be required to be of sufficiently good quality to be a lasting enhancement rather than a future problem.</p>

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Richard Simpson FSA,
Chair PHCAAC.

Documents attached

No details entered

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