

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/4964/P	Richard Simpson for Primrose Hill CAAC	05/02/2023 18:44:04	OBJ	<p>further comment from PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT</p> <p>Please add to our advice dated 18 January 2023</p> <p>Please add to our para 5 'We also suggest that roof-integrated PV panels could minimise impact on the conservation area and enhance the appearance of the installation.'</p> <p>Thank you and apologies,</p> <p>Richard Simpson Chair PHCAAC</p>

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Application No:	Consultees Name:	Received:	Comment:	Response:
2022/4964/P	Richard Simpson for Primrose Hill CAAC	05/02/2023 18:06:12	OBJ	<p>PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT</p> <p>18 January 2023</p> <p>7 Waterside Place NW1 8JT      2022/4964/P</p> <p>1. The PHCAAC is keen to support retrofitting in our conservation area which enables us to move towards a carbon-neutral environment while preserving and enhancing the character and appearance of the conservation area. This was the theme of the Open Day we held in November 2022, which was attended by 76 people.</p> <p>2. 1-10 Waterside Place are categorised in the Primrose Hill Conservation Area Statement, the current SPD for the PHCA, at p. 18, as 'negative buildings' detracting from the character and appearance of the conservation area. We would comment that Waterside Place has good qualities, in particular its consistency and simple forms which provide a coherent pattern to the individual houses and to the houses as a group.</p> <p>3. The roof of the terrace, which forms a continuous surface not divided by party wall parapets, is a key part of the more positive elements of the group. While it is true that the roof has limited visibility from the Princess Road aspect, and none from the Canal towpath, it has considerable visibility in views from Gloucester Avenue, especially from the east side, from south and south-east, a view where the Waterside Place terrace forms a visual boundary to the Canal.</p> <p>4. The PHCAAC's concern is that the formally acknowledged negative qualities of Waterside Place should not be exacerbated – cumulative harm to the character and appearance of the conservation area – and the positive aspects of coherence and consistency enhanced.</p> <p>5. We object to the present layout of the PV panels and the rooflights which are visually incoherent, but which could be regularised and consistent in terms of alignment and location. We would also seek to move the PV panels lower down the roof slope from the ridge.</p> <p>6. The decision on this application will have important implications in precedent for the rest of the terrace: a set of alignments which would enhance the good qualities of the Waterside Place terrace.</p> <p>7. We note that an air-source heat pump is also proposed, but its location is not shown. While we accept that ASHPs may be covered by permitted development rights, subject to certain constraints, we would welcome a holistic approach to energy efficiency installations – based in an Energy Plan – to ensure the maximum effectiveness of the retrofit programme.</p> <p>8. We would welcome a revised scheme which we could discuss to achieve a good outcome in terms of energy efficiency and for the preservation and enhancement of the character and appearance of the conservation area.</p> <p>Richard Simpson FSA Chair</p>