

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/5539/P	Richard Simpson for Primrose Hill CAAC	19/03/2023 13:12:19	OBJ	<p>PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT</p> <p>1 March 2023</p> <p>13 St Mark's Crescent, NW1 7TS                      2022/5539/P</p> <p>13 St Mark's Crescent is part of the groups of houses in St Mark's Crescent which back onto the Regent's Canal, their gardens representing the fields beneath, and they form the built edge to the public views across the Canal from the towpath.</p> <p>The houses in the Crescent including no. 13 are acknowledged to make a positive contribution to the special character and appearance of the area (see Primrose Hill Conservation Area Statement, which is current SPD for the conservation area, at p. 25).</p> <p>This positive contribution lies, in part, in the masonry massing of the rear elevation, with the canted bay, which runs across the lower ground storey and the ground storey entrance level from the street. The two-storey bay like a giant order integrates the two storeys, a modulation of the rear elevation emphasised by the ground floor balcony which accentuates the importance of the ground floor, or entrance level, and its visual integration with the lower storey. The masonry massing of the two-storey canted bay adds to the character and appearance of the house seen across the Canal and the gardens.</p> <p>The existing glazed extension at lower ground level respects the architectural modulation of the rear elevation visible across the garden from the publicly accessible towpath.</p> <p>The proposed rear extensions would, however, seriously harm the architectural significance of the rear elevation and of the rear elevation as part of the whole house. The extension of the ground floor balcony railing to the whole width of the house destroys its significance as an element of the canted bay and the original and surviving modulation of the rear elevation.</p> <p>The proposals fail to preserve or enhance the character and appearance of the conservation area.</p> <p>Richard Simpson FSA Chair</p>