

| Application No: | Consultees Name:                             | Received:           | Comment: | Response:  |
|-----------------|--|---------------------|----------|--|
| 2023/2167/L     | Richard Simpson<br>for Primrose Hill<br>CAAC | 14/07/2023 12:55:23 | COMMNT   | PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE<br>12A Manley Street London NW1 8LT |

21 June 2023

4 + 5 St George's Terrace NW1 8XH          2023/2167/L

The Committee welcomes the repair of these Listed houses to match the existing forms and materials.

We advise that the vault rebuild option 2 (first option, retaining brick arch, not ¿alt¿ option) is more suited to the Listed Building.

We note that the Design and Heritage Statement (unnumbered pages: pdf p. 22) states ¿rebuild of the vaults is the result of structural failure¿, and ¿Proposals relate to repair and maintenance of the existing fabric where structural movement.¿ At pdf p. 17 reference is made to the rear of no. 5 ¿Rectification of structural movement of new extension¿. What is the nature of this structural movement and its causes: do the proposals address the causes adequately to ensure the future of the Listed Buildings?

Our concern is to minimise the extent of intervention to that justified by the causes of deterioration, to respect the need to minimize carbon usage and to maximise the preservation of the historic fabric.

Richard Simpson FSA  
Chair

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