

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2023/4265/P	Ben Giladi	20/01/2024 08:26:24	SUPPRT	I fully support this application as it will be improving a building that is dilapidated and in need of repair. The proposal is well-balanced and adds value to the neighbourhood

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2023/4265/P	Richard Simpson for Primrose Hill CAAC	19/01/2024 19:09:53	OBJ	PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT

17 January 2024

Flat 1 & 2nd Floor 9 Princess Road NW1 8JN                      2023/4265/P

1. We note that the building is assessed as making a positive contribution to the character and appearance of the conservation area at Primrose Hill Conservation area statement (current SPD) at p. 25, and the shopfront at the ground floor is also listed as a shopfront of merit at PHCA Statement p. 26. The terrace from 1-9 Princess Road is unusual in the conservation area in having a hipped roof with eaves with a moulded detail supporting the gutter: this contrasts with the more general pattern in the CA where the front parapet wall conceals the roofs behind. The shop front retains a finely detailed fascia with a heavily moulded upper cornice.

2. On the roof proposals we have no objection. We acknowledge that the proposals maintain the character and appearance of the hipped roof, retaining its slopes. The dormer at the rear is modest and subordinate in scale to the roof itself.

3. We have no objection to the opening of the blind recesses to the flank wall and the insertion of glazing. We request a condition requiring submission of details to ensure that the new windows match the surviving originals.

4. On the proposed balconies, we object. We note that the proposed balconies follow the pattern of the other balconies on the group, but the important shop fascia disrupts that pattern and is an important element in the significance of the terrace. We note that drawings 226.(1).1.007 proposed side elevation and 226.(1).1.008 proposed section seem to show different levels for the proposed balcony platform reinforcing our concern for the fascia cornice. We advise that large scale detailed drawings should be requested to see if it is possible to insert the balconies while protecting the fascia, and especially the cornice. We would hope to review these drawings.

5. We object to the proposed air-conditioning which we question under the terms of Local Plan policy CC2. Minimising energy use should be a priority in addressing the climate crisis. An application for externally sited plant should also provide evidence that it will not cause noise nuisance to neighbours, see Local Plan policy A4.

6. We object to the proposed details of the front door. The terrace is marked by its simple forms, even austere details. The proposals are in conflict with this simplicity. The lights to the sides of the door are inappropriate – the lighting of the entrance should be from lighting through the fanlight above the door. We also object to the proposed canopy which is inappropriate in design. Again, it is overdecorative, approaching pastiche, which is not consistent with the overall detailing of the terrace. We acknowledge the functional requirement for a degree of shelter, but advise that a simple modern projecting glass sheet could provide the functional need while acknowledging that it is a modern addition.

7. We would be happy to review a revised scheme.

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				Richard Simpson FSA Chair

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2023/4265/P	Jonathan	19/01/2024 10:52:41	SUPPRT	Richard Simpson FSA Chair
				9 princess road is clearly in need of care. This proposal has been really well put together. Hats off to the team who compiled a sensible proposal that is respectful of the history and heritage of the area. This is a rejuvenation project of the facade and street level view of the property. While the modernization of roof, which would not be visible from the street, blends in really well and does not pose a problem to surrounding properties.