

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0134/P	Richard Simpson for Primrose Hill CAAC	23/04/2024 11:44:32	OBJ	<p>PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT</p> <p>17 April 2024</p> <p>65 Gloucester Crescent NW1 7EG 2024/0134/P</p> <p>Objections to changes to the Listed Building.</p> <ol style="list-style-type: none">1. We have no objection to the proposed infill extensions in principle given the regrettable consent granted in 2017 for no. 64 (refs 2016/1407/P + 2016/2038/L).2. However we object to the loss of plan form (footprint) by the demolition of the flank wall to the existing back addition to create the Garden room at lower ground floor level. The loss might be mitigated by the retention of piers/nibs to the original wall (already shown) and of a downstand in the ceiling.3. We are concerned by the fully glazed roof to the upper conservatory as a source of light pollution harmful to the amenity of neighbours and to the aspiration to 'Dark skies'. Mitigation might be sought by condition.4. The door opening to the rear room at ground level should be reinstated but not enlarged: double doors were not characteristic of houses of this date and type.5. We object to the subdivision of the front room at the second floor. The proposed partition would destroy the proportions of this room, and disrupt the surviving symmetry of the wall with the original chimney breast.6. On the importance of retaining the footprint and plan form of Listed Buildings in the conservation area we refer to the Planning Inspector's dismissal of appeals at 32A Chalcot Square, London NW1 8YA , decision letter dated 6 March 2023, refs APP/X5210/W/21/3284632 and APP/X5210/Y/21/3284633. <p>Richard Simpson FSA Chair PHCAAC.</p>
