

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1438/P	Richard Simpson for Primrose Hill CAAC	02/05/2024 12:43:00	OBJ	<p>ADVICE from PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT</p> <p>01 May 2024</p> <p>Juniper Crescent NW1 – ref. 2024/1438/P</p> <p>1. The PHCAAC reviewed this application and agreed the following advice at its meeting on 01 May 2024, following circulation of the application documents before our meeting.</p> <p>2. The PHCAAC's advice on the scoping application is without prejudice to advice the Committee may make as the proposals develop.</p> <p>3. The Committee noted the assessment of potential impacts on the Primrose Hill Conservation Area, in the applicant's EIA Scoping Report at pp. 49-57, especially Table 5.1 and Figure 5.1 for the location of viewpoints.</p> <p>4. We OBJECT to the omission of the viewpoint from the junction of Fitzroy Road and Gloucester Avenue towards the north-east, that is the view of the Roundhouse from the Primrose Hill CA. The view from this location is not the same as the view from the applicant's proposed viewpoint 12, junction of Fitzroy Road and Chalcot Road.</p> <p>5. We request the addition of the viewpoint from the junction of Fitzroy Road and Gloucester Avenue towards the north-east, that is the view including the Roundhouse.</p> <p>6. In support of this advice we cite:</p> <p>6.1 The Primrose Hill conservation area Statement, current SPD, which notes at p. 15 'In fact, to the east end of Fitzroy Road, the railway line and the distant Roundhouse building terminate the view.' And at p. 16 this view from this location, 'Fitzroy Road: view north east towards Roundhouse', is formally listed as a 'Significant view' in the conservation area.</p> <p>6.2 In further support of our advice we additionally cite:</p> <p>Camden Council's 'Building heights Study, Final report' (dated January 2024) which assesses the Juniper Crescent site (identified in the 'Study' as AS06-02), and states, at p. 178, that while there is scope on the site for carefully sited taller buildings they should respond sensitively to the surrounding heritages context, 'specifically avoiding harm on the setting of Primrose Hill CA and the Grade II* Roundhouse.'</p> <p>6.3 Specifically the Council's 'Building heights Study, Final report' states (p. 178)</p> <p>'The open view at the end of Fitzroy Road (part of Primrose Hill CA) is a characteristic feature that should be preserved by development.'</p> <p>7. Clearly this view needs to be specifically included in the scope of the Impact Assessment and referenced in Table 5.1 and Figure 5.1 to enable the Council to fulfil its statutory obligation to 'pay special attention to the</p>

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				desirability of preserving or enhancing the character or appearance of conservation areas'.
				Richard Simpson FSA Chair PHCAAC.

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