				Printed on: 05/06/2024 09:10:09
Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0977/P	Richard Simpson for Primrose Hill CAAC	02/06/2024 15:49:02	OBJ	ADVICE from PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street, London NW1 8LT
				15 May 2024
				5 Gloucester Crescent NW1 7DS 2024/0977/P
				Strong objection to the demolition of the single, rendered brick gate pier which currently stands between the pedestrian gate and the vehicle gate. Our objection is to the demolition of the pier, and to the opening up of the front boundary between the garden to no. 5 and the public street.
				We accept that the brick pier in question is not original. It was approved in 2014 (ref 2014/6478P + 2014/6893/L) as a restoration of part of the front boundary wall, including the brick and brick and render pier on the boundary to nos 5 and 6 Gloucester Crescent.
				This restoration is well explained in the assessment in the officers' Delegated Report on 2014/6478P + 2014/6893/L. It helped fulfil the larger objective of the preservation or enhancement of the character and appearance of the Primrose Hill conservation area.
				The special significance of the front boundary walls in the Primrose Hill CA was formally recognized by the approval of the Article 4 Direction in 1983 which limits permitted development rights over these walls.
				The Primrose Hill Conservation Area Statement, current SPD, states
				'PH36 Boundaries in the Conservation Area are predominantly formed by brick walls or railings set into a plinth. Alterations to the front and side boundaries between the pavement and the house can dramatically affect and harm the character of the Conservation Area. Proposals to erect new boundary structures or replace or alter existing boundary structures should respect the original boundary structures have been lost these should be reinstated to match the original

boundary structures have been lost these should be reinstated to match the original.

PH37 Particular care should be taken to preserve the green character of the Conservation Area by retaining garden spaces. The conversion of front gardens into hardstanding parking areas will not be acceptable where it involves the loss of boundary structures, causes harm to trees or reduces the area for soft landscaping in this urban residential area. Furthermore, the parking of vehicles at the front or side of a property adversely affects the setting of the building and the general street scene. The Council will resist any further loss of boundary walls and conversion of front gardens into hardstanding parking areas within the Primrose Hill Conservation Area.'

The loss of the restored pier would significantly diminish the sense of enclosure and separation of the front garden at no. 5 from the public street. It would increase the visual impact of the car parking hardstanding which would adversely affect the setting of the Listed Building and the general street scene. The loss would fail to preserve or enhance the character and appearance of the conservation area.

We also object to the loss of the small tree (see PH37 quoted above).

Richard Simpson FSA

Printed on: 05/06/2024 09:10:09

Application No: Consultees Name: Received: Comment: Response:

Chair