

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2138/P	Richard Simpson for Primrose Hill CAAC	28/06/2024 11:28:18	OBJ	ADVICE from PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT

05 June 2024

6 Eglon Mews NW1 8YS 2024/2138/P

Objection.

We refer to the application as shown, inter alia, in drawings GA 01/G and GA 02/G.

We note that no 6 Eglon Mews is recognized as making a positive contribution to the character and appearance of the Primrose Hill Conservation Area, see Primrose Hill Conservation Area Statement, current SPD, p. 25.

We have also had regard for the refusal of application 2022/4651/P dated 7 November 2023. In his report the planning officer set out the grounds for refusing a balcony as shown in dwg GA 102 in his paras 3.3 to 3.8. In brief summary he argued that the existing decorative first-floor projecting window which is a special feature of no. 6 and its pair at no. 5 Eglon Mews, would be harmed by the introduction of the balcony then proposed. He concluded that the then proposed balcony would be an incongruous and inappropriate addition that would be detrimental to the character and appearance of the host building, and its context in the conservation area.

We fully endorse this assessment and the refusal.

We advise that while the balcony now proposed has been amended from the 2022 application, it still impinges on the decorative projecting first floor window, cutting across the head to that window and so continuing to cause the harm identified by the officer in 2022.

We also agree with the officer's assessment on harm to residential amenity of neighbours in 2022 as set out in his report paras 4.1 to 4.5. The current proposed balcony would be similarly harmful to neighbouring residential amenity.

On these grounds, and in recognition of the importance of consistency in decision making, we object to the current application.

Richard Simpson FSA
Chair PHCAAC.
