

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/3161/P	Richard Simpson for Primrose Hill CAAC	08/08/2024 11:23:44	OBJ	PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street, London NW1 8LT

07 August 2024

3 Rothwell Street NW1 8YH 2024/3161/P + 2024/3196/L

Objection.

3 Rothwell Street is Listed Grade II, and forms a part of the two Listed terraces which together form a substantially unified street. The coherence of the two terraces is based on the consistency of the architectural forms, both the overall massing and subdivisions, but also the architectural details. These details include the stucco pilasters which frame the front doors: the pilasters are recorded in the List description 'Stucco doorcases with pilasters carrying entablature'. These doorcases with their pilasters are key elements in the coherence and consistency of the Listed terraces. The proposed addition of lamps would add an alien form, disrupting the critical consistency of the Listed terraces and harming the special architectural character of the terraces. No public benefit would outweigh this harm. The lamps would, further, fail to preserve or enhance the character and appearance of the conservation area.

We nonetheless understand the concern to have safely lit steps and suggest that a discreet LED light could be positioned on the soffit to the entablature above the front door. Suitably designed and positioned such a light could not disrupt the special architectural character of the Listed street, but also provide effective lighting to the front steps of the house.

We would be happy to review a revised application.

Richard Simpson FSA,
Chair PHCAAC.
