

PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE
12A Manley Street, London NW1 8LT

18 September 2024

The Rotunda 42-43 Gloucester Crescent NW1 7DL 2024/3501/P + 2024/3829/L

1. While we welcome the proposed general refurbishment of this important Listed historic industrial building in the conservation area we seek revision of aspects of the scheme.

2. We also note that work to the primary and secondary glazing appears to have been already undertaken.

3. We object to the location of the 5 condensers and the acoustic enclosure on the roof of the Annex building. We question the statement that the plant room 'would be hidden from Gloucester Crescent and only seen from the courtyard' (applicant's document 'Design proposals', 'Proposed Plant Room'). As our photo shows the rear of the roof, the new enclosure 2.77m above parapet height, would be visible from Oval Road at its junction with Gloucester Crescent. We request CGIs to verify the extent of visibility from this location which is within the conservation area. This location is close to, but different from the applicant's 'Design Proposals' 'Proposed roof enclosure' view 02. We question the impact of the proposals: would they preserve or enhance the character and appearance of the conservation area?



4. We also question why the plant is placed adjacent to the houses in Gloucester Crescent. Given the car park at the foot of the Annex, wouldn't that be a less harmful location both visually and acoustically?

5. If an acceptable location can be found, we request that a condition be imposed to ensure (1) that the plant installed achieves the required noise levels to meet Camden's relevant Local Plan noise criteria before the offices are occupied, and (2) to ensure maintenance to maintain those noise levels for the lifetime of the plant.

6. We question whether limits need to be placed on hours of operation to ensure residential amenity in terms of both acoustic impact and light pollution.

We would welcome the opportunity to review revised drawings.



Richard Simpson FSA,
Chair PHCAAC.