

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4811/P	Richard Simpson for Primrose Hill CAAC	03/12/2024 18:35:44	OBJ	PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street, London NW1 8LT

20 November 2024

Ground Floor Flat 7 St George's Terrace NW1 8XH 2024/4811/P + 2024/4851/L

Strong objection.

1. We object to the further loss of floor plan in this Listed Building at the main entrance level, by the subdivision of the front room. While we acknowledge that this space has been changed, it is stated by the applicant (Heritage Statement 3.13) that this was largely the result of work approved in 1973. But this was before the Listing of the Building in 1997. The changes proposed now would further harm the proportions of the front room in the now-Listed Building. We note the Planning Inspector's dismissal dated 6 March 2023 of the appeal at 32A Chalcot Square NW1 8YA in part in relation to the loss of original footprint in an altered Listed Building, refs APP/X5210/W/21/3284632 and APP/X5210/Y/21/3284633, decision letter especially para 17.

2. We object to the loss of a substantial proportion of the rear garden to the proposed extension, Green space is recognized as an important component of the character and appearance of the conservation area and should not be diminished.

3. We object to the form of the proposed rear extension. We note that in the Primrose Hill Conservation Area Statement, current SPD, at PH27 it is stated that 'Extensions should be in harmony with the original form and character of the house and the historic pattern within the terrace or group of building'. The eastward side projection to the proposed extension fails to follow this provision.

4. We are very concerned by the impact of the proposed extension, and especially its eastward projection, on the natural light to the lower ground floor/basement flat. The loss of natural light would be harmful to residential amenity.

5. We note that the applicant refers incorrectly (Heritage Statement pp. 9-11) to the relevant conservation area as Camden Town rather than Primrose Hill.

6. The proposals are harmful to the significance of the Listed Building, and neither preserve nor enhance the character and appearance of the Primrose Hill conservation area.

Richard Simpson FSA,
Chair PHCAAC.