

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/5648/L	Richard Simpson for Primrose Hill CAAC	22/01/2025 10:18:50	COMMNT	<p>PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street, London NW1 8LT</p> <p>08 January 2025</p> <p>7 St George's Terrace NW1 8XL 2024/5648/L</p> <p>1. We are deeply concerned by unapproved work to a Listed Building undertaken by an institutional landlord. We suggest a means of addressing this problem as well as making specific comments.</p> <p>2. Specific comments:</p> <p>2.1 We object to the installation of postboxes within the front door surround. The front doors are important features of the terrace as a whole, and should be respected. The postbox installation disrupts the symmetry of the front door and its surrounding glazing. Alternatives should be reviewed.</p> <p>2.2 we accept that the present internal flat front doors (flush-faced) are inappropriate to the building, but 4-panel rather than 6-panel replacement doors would be more appropriate.</p> <p>2.3 We acknowledge the importance of undertaking the works required by the Improvement Notice.</p> <p>3. General comment:</p> <p>We understand the problem of costs for the housing association, and advise that a form of heritage management plan be agreed between the landlord and the LPA to address the need for Listed Building consent for planned maintenance work which should include, over a specified period, the replacement of inappropriate non-original elements.</p> <p>Richard Simpson FSA, Chair PHCAAC.</p>
