

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/0527/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street London NW1 8LT NW1 8LT	15/03/2025 13:00:32	OBJ	<p>PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street, London NW1 8LT</p> <p>05 March 2025</p> <p>Basement Flat 24 Gloucester Crescent NW1 7DL 2025/0527/P + 2025/0569/L</p> <p>Objection.</p> <p>1. The Advisory Committee noted that it has supported a significant number of new buildings in the conservation area, and has undertaken extensive pre-app consultation with applicants for such proposals. The Advisory Committee regretted, despite the strong guidance at NPPF 41, that it had not be asked to participate in pre-app discussion in this case.</p> <p>2. The Advisory Committee further noted that it had undertaken extensive pre-app discussion on the proposals for redevelopment of the site (46 Inverness Street) which terminated in the Appeal dismissed 22 November 2021 (ref APP/X5210/W/21/3274819). We worked for a well-designed modern building in this location. The Committee's review of the current application included reference to issues considered by the inspector in that appeal.</p> <p>Heritage impacts</p> <p>3. The main issue for the Advisory Committee is the impact of the proposals on the adjacent Listed Buildings and their settings, and on the character and appearance of the Primrose Hill conservation area. 44 Inverness Street and 24 Gloucester Crescent are both Listed at Grade II. Both present 'end-of-terrace' flank walls to the application site, 24 Gloucester Crescent with a recessed entrance bay to the house.</p> <p>4. This entrance bay to 24 Gloucester Crescent carries architectural forms reflecting the main, front elevation to the side elevation, which is otherwise substantially plain. The recessed entrance bay is detailed with pilasters forming a short, blind, colonnade with frieze and entablature all conveying the architectural significance of this segment of the larger Crescent, which is a 6-house substantially symmetrical terrace group.</p> <p>5. The entrance bay is a key element in defining the space which forms the junction between Gloucester Crescent and Inverness Street, an architectural and townscape link between the two groups of adjacent Listed Buildings, and a link which also provides a transition within the character and appearance of the Primrose Hill conservation area. The space and its architecture also help frame a gateway to the Primrose Hill conservation area.</p> <p>6. The proposed upper ground floor living room/study block would seriously undermine the architectural significance of the recessed entrance bay both in plan and elevation, and of the transitional link space which it helps to define.</p> <p>7. By the junction and close alignment of the proposed block with the historic entrance bay in</p>

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					<p>dated 6 March 2023, refs APP/X5210/W/21/3284632 and APP/X5210/Y/21/3284633.</p> <p>Standard of accommodation</p> <p>15. We are concerned that the applicant's daylight and sunlight report by Point 2 states, in its conclusion (at 12.3) 'The proposed accommodation within the site itself benefits from excellent daylighting and sunlight ...'. But this is not what the report states in its 'Internal daylight and sunlight assessment' (at 10) and Appendix 3, where it records (at 10.3) that bedroom 3 'falls only marginally short of the [appropriate BRE] target value (100 lux) for a bedroom', and that bedroom 2 'will achieve 68 median lux', that is only 68% of the appropriate BRE target value. The Advisory Committee is strongly opposed to the approval of below-standard residential accommodation.</p> <p>We would welcome the opportunity to review a revised scheme.</p> <p>Richard Simpson FSA, Chair PHCAAC.</p>
2025/0527/P	Liza Coutts	19 Gloucester Crescent London Nw1 7DS	15/03/2025 15:03:26	COMMNT	<p>I am writing in strong support of this application. Reconnecting the property to 24 Gloucester Crescent is a much better idea than trying to fit a standalone property in that space. It creates a sustainable 3 bedroom home from a cramped one bedroom basement flat allowing a family to remain in the street.</p> <p>It's a really good looking extension, light and unobtrusive, fits in well and retains the gap and distinction between Inverness Street and Gloucester Crescent. It is so much better than the previous refused application and indeed seems to address all of the previous concerns.</p>
2025/0527/P	William Miller	66 Gloucester Crescent London NW1 7EG	15/03/2025 11:39:52	COMMNT	<p>I am writing to express my full support for this application. My family have lived in Gloucester Crescent for over 60 years and I have seen this obscure site change from Greek restaurant to record shop and then, for over two decades, a sad vacant lot which has become a derelict carbuncle on this incredible street. I believe its conversion and reintegration into the house at no. 24 is the perfect use for this space and the design is modern, sympathetic and complimentary to the architecture of the street. There was an application a few years ago for its conversion to a residential dwelling which was completely inappropriate and out of keeping with the street. I now feel that this new application is perfect and expresses a scheme that will balance an otherwise awkward void between two houses.</p> <p>I hope the planning department will both see the vision and need to do something special with this property, which I feel this applicant has done and hope permission will be granted.</p>