

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/0761/L	Richard Simpson for Primrose Hill CAAC	12A Manley Street London NW1 8LT NW1 8LT	14/03/2025 11:41:11	NOBJ	<p>PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street, London NW1 8LT</p> <p>05 March 2025</p> <p>7 Rothwell Street NW1 8YH 2025/0761/L</p> <p>1. No objection to the application.</p> <p>2. A request for enhancement.</p> <p>We note that there are currently two external lights fitted to the pilasters framing the front door. We do not know whether these have Listed Building consent from a previous application, but would request that they are removed and replaced by an alternative fitting.</p> <p>Our advice is as follows:</p> <p>7 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 current lamps fixed to the pilasters add an alien form, disrupting the critical consistency of the Listed terraces and harming the special architectural character of the terraces. The lamps, further, fail to preserve or enhance the character and appearance of the conservation area.</p> <p>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 would also provide effective lighting to the front steps of the house.</p> <p>We note – with thanks – that the applicant at no. 3 Rothwell Street accepted this advice as taken up by the planning officer (see 2024/3161/P + 2024/3196/L granted 17 September 2024).</p> <p>We really hope that Rothwell Street could gradually remove these pilaster lights as works to the houses takes place. It would enhance the whole street and the conservation area.</p> <p>Richard Simpson FSA, Chair PHCAAC.</p>