

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1615/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street London NW1 8LT NW1 8LT	18/05/2025 12:31:11	OBJ	<p>PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street, London NW1 8LT</p> <p>7 May 2025</p> <p>61 Gloucester Crescent NW1 7EG 2025/1615/P</p> <p>Objection.</p> <p>Loss of boundary walls and loss or diminution of front gardens for carparking were a key motivation for the securing of the Primrose Hill CA Article 4 Direction of 1983. The Article 4 Direction also demonstrates that the loss of these walls in other properties in the conservation area does not constitute a valid precedent for further loss: indeed, it witnesses to the need for full protection of the surviving front boundary walls. The walls and garden space are also significant elements in the setting of the Listed Building and of the Listed Crescent as a group.</p> <p>The importance of front gardens in this section of the conservation area is recognized in the Primrose Hill Conservation Area Statement (current SPD) at p. 22, which states: 'These front gardens are bounded by brick walls of approximately 1.2 metres high with brick piers, timber gates and decorative features including perforated brickwork and rendered panels. A number of walls and front garden areas have been altered or lost to forecourt parking. These alterations have had a significant negative impact on the green character of this part of the Conservation Area and the setting of the buildings.'</p> <p>We note that the recent appeal at 182 Regent's Park Road, London, NW1 8XP (APP/X5210/W/24/3346574) dismissed 3 January 2025, gave support to the importance of front boundary walls and green front gardens in the townscape of the conservation area.</p> <p>We strongly oppose further deterioration of the front gardens and boundary walls, with, we emphasise, recognition that gates in the front boundary walls should be timber.</p> <p>We also note that current policies for sustainable urban drainage should be followed with hard paving limited to the minimum.</p> <p>We object to the bin store in composite wood: a suitable bin store in this location should also allow for a 'green' roof.</p> <p>Richard Simpson FSA, Chair PHCAAC.</p>