

Dear Sam, I don't seem to have the e-notification for this, so here is our advice as an email. Hope all is well? All good wishes for Christmas and the New Year, all best, Richard

ADVICE from Primrose Hill Conservation Area Advisory Committee
12A Manley Street, London NW1 8LT

4 December 2013

105A Gloucester Avenue 2013/6882/P

1. proposed changes to front elevation and front area:

We object strongly to these proposals. The reconfiguration of the front elevation in a consistent terrace is harmful to the character and appearance of the conservation area. The consistent rhythms of the front elevations are significant and are based on the consistent patterns along the whole terrace, including that of the scale and alignment of fenestration. The disruption includes both the proposals for the front window and the re-configuration of the front area, both visible from the street.

2. proposed changes to the front boundary wall: the addition of a second gate


This would also damage the historic pattern of front boundary walls, which relates to the location of the front entrance doors. The pattern of front boundary walls is a formally recognized element in the historic appearance of the conservation area, hence the 1983 Article 4 Direction (Class II.1) which applies to these houses restricting permitted development rights to alter the front boundary wall. Our records (including the

Article 4 Direction itself) suggest that the existing (second) opening is not authorized and provides no justification for the current proposal.

3. We have no objection to the work proposed under the front garden, so long as large scale planting characteristic of front gardens in the CA is not restricted.

4. Changes are proposed to the rear elevation, but no drawing of the proposed rear elevation has been provided (nor is it on-line). The application must be invalid.

5. We are concerned at the implications of the green wall proposed for the party wall with no. 107, although we recognize that this is not a planning matter.



Richard Simpson FSA
Chair