

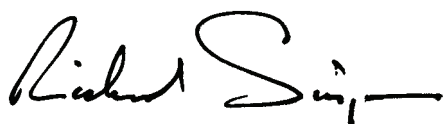
ADVICE from Primrose Hill Conservation Area Advisory Committee
12A Manley Street, London NW1 8LT

17 December 2014

2014/7274/P + 7336/L: Lower ground floor 9 St George's Terrace London NW1 8XH

Strong objection.

1. St George's Terrace is Listed Grade 2, and forms a composition facing the public open space of Primrose Hill, with a front garden area, and rear gardens backing on to St George's Mews, which it would seem, were part of the original development. The composition follows, in this mix of public and private garden space, main front terrace and rear service mews, a hierarchy of building types and uses, and of spaces, which follows the pattern established in Nash's Regent's Park terraces. Probably built in about 1852, they follow the establishment of Primrose Hill as a public open space adjacent to Regent's Park.
2. In this integrated scheme, the hierarchy of building and of space is essential to the significance of the Listed buildings.
3. The loss of the garden space, the creation of a new basement of large volume main rooms rather than service space, and the erection of a major room at the rear of the garden, are all deeply harmful to the significance of the Listed Building. They are also dangerous in terms of precedent (see also our 5 below).
4. We note the Inspector's decision on 12 Chamberlain Street (October 2012, APP/X5210/E/12/2176261, and APP/X5210/A/12/2176253), where a basement proposal was refused, and the appeal dismissed, on the grounds of the loss of integrity and original hierarchy of spaces in a listed building.
5. We are very concerned that untested assumptions have been made about the structural resilience of the buildings as part of the larger terrace. We note that Camden's basement policy (DP 27) requires demonstration that the scheme will maintain the structural stability of the building and its neighbours, and that there will not be cumulative impacts on structural stability. Neither of these have been adequately demonstrated. It is a matter of historical record that the buildings were seriously damaged by wartime bombing, while it also a matter of local knowledge that a recent basement extension in the terrace (no. 3, from 2006) has caused structural movement. This is believed to be the result of the location of the terrace on a double slope: from the Hill towards the rear of the Terrace, and from Meadowbank towards Regent's Park Road, so in the line of the terrace.



Richard Simpson FSA
Chair