

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

15 July 2015

36 Chalcot Crescent 2015/3554/P

We note that although there is no Listed Building application, this house is Listed.

Objection to the replacement of windows W2 and W1.

The form of W2 indicates that it was the original staircase window, which, in a number of houses in the conservation area, had the small marginal panes (in some cases retaining coloured glass) visible here. We note that this historic characteristic is mentioned (although incompletely) in the List description, and has not been recognized in the applicant's heritage assessment of W2 at 5.8.3. We attach photos of similar windows in Chalcot Crescent itself, Chalcot Square, and Rothwell Street (rear elevation see red asterisks), which show that there are small differences in location of glazing bars, but that the marginal panels are key. In the case of W2, the original window pattern is clear and should be restored. W1 should be in the same form as W2. The proposed replacements would harm the character of the Listed Building: this is an opportunity to enhance its character.

We have no objection to the rest of the application.



Richard Simpson FSA
Chair



Chalcot Square rear
(staircase windows)



Chalcot Crescent side
(staircase windows)



Rothwell Street rear (staircase windows
marked with **)