
Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2015/3177/P
Address	61 Gloucester Crescent LondonNW1 7EG
Planning Officer	Patrick Marfleet
Comments by	30 July 2015
Proposal	Erection of a single storey timber outbuilding in rear garden for use as a gym.
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>15 July 2015</p> <p>61 Gloucester Crescent 2015/3177/P</p> <p>Objection.</p> <p>We note that 61 Gloucester Crescent is one of a group of Listed Buildings, 52-70 Gloucester Crescent, and that it backs on the gardens of Regentâs Park Terrace, which is also Listed. Therefore a key planning consideration is the impact of the proposed structure on the setting of the Listed Buildings. We note that the applicant has not addressed this issue in their Design and Access Statement, and that no Heritage assessment is included in the documents available online.</p> <p>There is a broad presumption in policy guidance for the Primrose Hill CA that the green character of the area be protected, for example in the formal PHCA Statement at PH37 âparticular care should be taken to preserve the green character of the Conservation Area by retaining garden spacesâ, while PH34 refers to the importance of new development having a high standard of landscape design, âwhich should respect the character and appearance of the</p>

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Conservation Area. This is made more important as these gardens form part of the setting of the Listed Buildings.

In this case, the character and appearance of the CA is based on the openness and unbuilt quality of the area of gardens which converge to create a generous space.

Within this context, we advise that the proposal is in itself modest in plan form, but we have two grounds of objection, both of which could be addressed by revision.

We note that the structure is to be raised up, thereby increasing its prominence and visibility. We advise that the base should be lowered to the general garden level.

We also note that the monopitch roof adds considerably to the height of the structure. Again, this could be reduced significantly, to minimise harmful impact on the setting.

We are concerned that the proposed structure fills the whole width of the rear section of the garden. This significantly diminishes the sense of garden space, and could, and again, should, be revised to allow the full length of the space to be better respected.

We would be happy to review revised proposals. We note that we were not offered any pre-application discussion of this scheme.

Richard Simpson FSA
Chair

Documents attached

No details entered

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