

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4596/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street London NW1 8LT	21/10/2015 15:48:41	OBJ	<p>The Committee noted that this is a Listed Building where the plan form at the rear is substantially original.</p> <p>The proposed infill conservatory. We have no objection of principle to an infill conservatory at this location, but advise that the following issues be amended / addressed. Until they are we formally object. The issues are:</p> <ul style="list-style-type: none">– the proposed infill should be set back, perhaps by 150mm, from the rear building line of the existing back addition better to respect the plan form of the Listed Building.– a downstand beam should span the opening in the rear wall at lower ground floor better to represent the original rear elevation wall.– we wish to see proposals effectively to address problems of light pollution through the glazed roof– we object to the narrow pattern of the glazed framing, which is alien to the proportions of the surviving original fenestration, and appears fussy and too ‘busy’ in this location in terms of the impact of the new work on the character of the Listed Building. <p>In the basement, we advise there should be a downstand beam spanning the new opening in the centre cross wall, better to represent the plan of the original building. We note that any opening in this wall originally would have been a door or pair of doors set in a frame within the wall. We also request that a nib be restored to the corner of the junction of the cross wall and the line of the former partition wall between the front room and the passageway.</p> <p>Rear elevation: the proposed reglazing of the first floor rear window to the back addition should follow the traditional pattern of glazing bars, so in 4s not 6s. The present proposal is over fussy and disruptive to the proportions of the Listed Building.</p>
