

## **ADVICE from Primrose Hill Conservation Area Advisory Committee**

12A Manley Street, London NW1 8LT

21 October and 5 November 2015

9 St George's Terrace 2014/7274/P + 2014/7336/L

Strong objection.

The Advisory Committee was grateful for the opportunity for a site visit by the Chair, and for the full set of drawings provided by the applicant and agent.

The Committee reviewed the application both informally on 21 October, and as a formal application on 5 November.

The Committee found that the main issues are the effect of the proposals on the Listed Building and its setting and on the character and appearance of the conservation area, and the impact on the amenity of neighbours.

The Committee welcomed the abandonment of the first floor rear garden building from the original 2014 application.

The Committee's main concern, and objections, are to the proposed new garden building, its scale and character.

### 1. The Listed Building

1.1 The Committee noted that the new garden building had been effectively separated from the Listed Building, but the proposed building in the garden remained on a much greater scale than the spaces in the Listed Building, and of quite distinct character. The lower ground floor spaces (to which the proposals are attached) have, due to their location, fenestration patterns, natural lighting, and relationship to the exterior spaces at both front and rear, the character of subordinate spaces within the larger whole. This hierarchy is important in the special interest of the Listed Building – it is fundamental to the character of these houses.

1.2 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.

1.3 The proposed garden building by reason of its scale and form – the large scale glazing patterns, for example – would be destructive of the original and surviving hierarchy of spaces in the Listed Building and harm the integrity of that building.

### 2. The garden

2.1 The garden space is an integral part of the original plan of these houses. The existing garden has been arranged as a series of terraces, constructed of brick walls, but providing the basis for a green and heavily planted space. While it has not been planted, it retains the openness of the original garden.

2.2 It is proposed to construct in this space a very large room, which would fundamentally harm the balance of open space to enclosed listed building, and so harm the special

character of the Listed Building.

2.3 We note the small areas of garden space at the original level which would be retained/recovered, but that does not outweigh the harm caused by the sheer scale of infilling of the existing garden space.

2.4 We do not find that the roof terrace on the roof of the new building is a substitute for the original garden – it is a roof terrace alien to the setting of the Listed Building in this location.

### 3. Amenity of neighbours

3.1 We are particularly concerned by the harm which would be caused to the amenity of neighbouring habitable rooms in the main house, in particular to the existing ground floor rooms, from overlooking from the proposed roof terrace only a few metres away from their windows. Screening which might address the overlooking would impose an unacceptably harmful loss of the sense of openness which is characteristic of the Listed Building.

### 4. Structural issues – Listed Buildings

4.1 As we stated on the previous application, 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.

A handwritten signature in black ink, appearing to read 'Richard Simpson', with a long horizontal flourish extending to the right.

Richard Simpson FSA  
Chair