

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/5460/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street London NW1 8LT	24/12/2015 14:07:38	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>16 December 2015</p> <p>36 Chalcot Crescent NW1 8YD 2015/5460/P + 2015/5557/NEW</p> <p>Removal of rear lower ground floor extension and replacement with new lower ground floor rear extension with associated lowering of internal ground floor level.</p> <p>This is a Grade II Listed Building, part of an important group within the Primrose Hill conservation area. The consent under which the existing rear extension was granted in 1990 (9070454) pre-dated the approval of the Primrose Hill conservation area statement which sets out policy guidance for rear extensions, for example, at PH27, requiring them to harmonize with the original forms of the house. This the current proposal notably fails to do.</p> <p>The Advisory Committee has encouraged high quality new design in the conservation area, but this should complement the existing character and appearance, and contribute positively to that character and appearance. In this case the significance of the Listed Building is critical, as set out in the NPPF at 133-37.</p> <p>The proposals claims, 'Design and access statement' at 5.2 to be of high architectural quality, creating 'a subtle separation between the proposed and the original listed building and will sit comfortably adjacent to the listed building'. Unfortunately the drawings demonstrate none of this subtlety. If we examine drawing 251 rev 00, it provides no clear detail of how the glazing would be fixed to the listed fabric, nor how the bronze uprights would attach, or relate to the rear elevation. The 'proscenium arches' shown on drawing 261 show no detail of structure or form allowing an assessment of the relationship of the new build to the listed structure. The drawings do not demonstrate the benefits claimed: a consent based on these drawings would not be soundly based in an assessment of the impact on the listed building as required by policy.</p> <p>On those issues which can be identified, we object to the light pollution through both the 'walk-on' rooflight to the roof terrace as well as the major glazed flank walls, which are close to boundaries.</p> <p>Richard Simpson FSA Chair</p>