

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6208/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street London NW1 8LT	24/12/2015 13:12:30	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>16 December 2015</p> <p>Garden Flat 45 Gloucester Avenue NW1 7BA 2015/6208/P</p> <p>Erection of infill front extension under staircase to lower ground flat and external alterations to front, side and rear elevations at lower ground floor.</p> <p>No 45 Gloucester Avenue is one half of a villa composed of a symmetrical pair of houses. This contrasts with the terraces and groups of houses which constitute much of Gloucester Avenue, and is a form which reflects the earlier ambitions for the planning of the area in the 1840s. The paired symmetry is highly visible from the public street, with open front gardens which enable views of the front elevation of the lower ground floor which is affected by this application. The houses are registered as making a positive contribution to the conservation area in the Primrose Hill conservation area statement at p. 25.</p> <p>1.0 The proposals for alterations to the front area. These would have an impact on the character and appearance of the conservation area as noted above. There are two issues for us.</p> <p>1.1 One is the new rooflight identified on the front elevation drawing P210 rev D. This would stand higher than the head height of the main lower ground floor window, and would be intrusive and harmful. It should be possible to use a horizontal lay-light in this location which would not have any visual impact on the front elevation.</p> <p>1.2 the enclosure of the projecting section of the existing front steps (to the left on drawing P210 rev D). We acknowledge that a projection exists, but its enclosure as proposed would add bulk and prominence to what is already an unwelcome accretion to the original form of the main front steps to the house. It would be seriously harmful to the character and appearance of the conservation area. We note that this harmful addition is only needed because the existing front door to the lower ground floor flat has been re-located: this could be modified by changing the position of the proposed hall cupboard, so that the projection would not be needed and the appearance of the front elevation enhanced.</p> <p>1.3 These are precisely the sort of alterations, which are minor in themselves, but which cumulatively cause loss of significance to the conservation area: it is to prevent such harm by accretion that conservation areas are designated.</p> <p>2.0 Proposed alterations at the rear. We object to the insertion of the sliding folding doors which are inappropriate in scale and proportion to the surviving rear elevation of the house. They conflict with PH27 in the Primrose Hill conservation area statement. The present openings respect the alignment pattern of the fenestration at the rear and should be retained, though there are opportunities for new frames which would enhance natural light.</p>

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3.0 We would be happy to review revisions to this scheme.

Richard Simpson FSA  
Chair

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