

CONSULTATION SUMMARY

Case reference number(s)

2015/6727/P & 2015/7217/L

Case Officer:

Tony Young

Application Address:

35 Gloucester Crescent
London
NW1 7DL

Proposal(s)

Removal and reinstatement of front wall and gate.

Representations

Consultations:	No. notified	9	No. of responses	1	No. of objections	0
					No of comments	1
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>The Primrose Hill Conservation Area Advisory Committee commented on two occasions, summarized as follows:</p> <ol style="list-style-type: none"> <u>Online form (15/01/2016)</u> <p><i>“We welcome this proposal which seeks to address a recognized problem in the stability of these front boundary walls. We attach our record photo of the wall in 1972 for information... the applicant should be aware that the saltire forms are in some cases made of composite material which can be very unstable: extra care may be required to ensure its safe removal for re-use”.</i></p> <p>Officer response</p> <p>Comment noted and advice passed on to agent.</p>					

2. Email (13/03/2016)

“... the details on the existing saltire section are really incorrect. I attach a .pdf which shows the correct form which can be seen at nos. 24 and 41 Gloucester Crescent... also the form in 1972 before it was changed. As I think that it is likely that the present mouldings will be hard to preserve in the course of the demolition, perhaps we could ask that the restoration is done to follow the original details”.

Officer response

While it's clear that the wall has changed since 1972, we don't have any evidence to confirm when this change took place and whether this was lawful or not. A planning inspector (in 1998) in an appeal decision with regard to a proposed vehicular crossover at this property (ref. PE9800294) refers to the front boundary wall as being of “...fairly recent origin”. This would pre-date the listing of the building in 1999 and may also have pre-dated any Article 4 Direction in 1983 as well.

In the absence of any firm evidence concerning the date when the alterations took place, no action can be taken to require the restoration of the wall to the previous known form (as shown in the photograph in 1972). The application proposals will therefore have to be considered on their merits, and as such, the rebuilding of the wall to match the current form would be acceptable.

The owners will, however, be strongly encouraged to voluntarily restore the wall to the form that existed in 1972. An informative would be added to this effect to any permission or consent granted.

Recommendation:- Grant planning permission and listed building consent