

# CONSULTATION SUMMARY

## Case reference number(s)

2016/1155/P & 2016/1156/L

## Case Officer:

Tony Young

## Application Address:

34 Gloucester Crescent  
London  
NW1 7DL

## Proposal(s)

Removal and reinstatement of front wall and gate.

## Representations

<b>Consultations:</b>	No. notified	10	No. of responses	1	No. of objections	0
					No of comments	1
					No of support	0
<b>Summary of representations</b>  <i>(Officer response(s) in italics)</i>	<p>The Primrose Hill Conservation Area Advisory Committee commented as follows:</p> <ol style="list-style-type: none"> <li><u>Email (02/04/2016)</u></li> </ol> <p><i>“We have no objection to the demolition and rebuilding of the front boundary wall, but any consent should be conditional on the rebuilding being in the form of the original saltire pattern, as to be seen at nos 24 and 41 Gloucester Crescent. It is one of the objectives of conservation area designation that the character and appearance of the area be not only preserved, but where possible enhanced. In this case, the importance of the front boundary walls in the conservation area was recognized in the Article 4 Direction of 1983. We advise that this justifies the use of a condition to ensure enhancement. We also note that the present ‘hit-and-miss’ brick infill</i></p>					

*to the upper section of the wall is a repair predating designation of the conservation area, as our record photo from 1972 demonstrates”.*

**Officer response**

As stated previously in relation to similar works at no. 35 (2015/6727/P), while it's clear that the form of the wall has changed at some point since 1972, we don't have any evidence to confirm when this change took place and whether this was lawful or not. It is possible that the alterations pre-date the listing of the building in 1999, the Article 4 Direction in 1983, and the designation of the conservation area in 2000.

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 any previous known form (likely to be 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**