

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1401/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street London NW1 8LT	22/04/2016 11:46:10	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>12 April 2016</p> <p>61 Gloucester Crescent 2016/1401/P</p> <p>Objection. We regret the increase in height now proposed, and going against that approved on the applicant's revised scheme (rev. D) dated September 2015.</p> <p>The issue remains the height of the proposed gym above the flank garden boundary walls. We note that by abandoning the 300mm excavation, this would now appear just over half a metre above the flank garden walls: this is excessive in what should appear an unbuilt space affecting the setting of a number of Listed Buildings.</p> <p>We note that the internal floor to ceiling height of the gym is above that required by the traditional Building Regulations for a habitable room: the gym is proposed to be 2.424m to 2.489m, rather than 2.3m. We also note that the indicative individual shown exercising on the drawing scales at 1.93m, considerably taller than most of us.</p> <p>We advise that a modest reduction in internal height, and a shallow excavation would enable the currently approved height to be maintained.</p> <p>Richard Simpson FSA Chair</p>
