

Hazelton, Laura

Subject: FW: 14 St Mark's Crescent NW1 7TS 2016/1637/P: ADVICE from Primrose Hill Conservation Area Advisory Committee

From: Richard Simpson

Sent: 29 May 2016 13:18

To: Hazelton, Laura

Subject: 14 St Mark's Crescent NW1 7TS 2016/1637/P: ADVICE from Primrose Hill Conservation Area Advisory Committee

Dear Laura, I'm so sorry this is late: I hope you till have time to consider our advice. My apologies, and all good wishes, Richard.

ADVICE from Primrose Hill Conservation Area Advisory Committee
12A Manley Street, London NW1 8LT

4 May 2016

14 St Mark's Crescent NW1 7TS 2016/1637/P

Objection.

The rear elevations of these houses are very visible from the public domain – from the much used towpath along the Regent's Canal. The present proposal is extremely destructive of the major elements of the original, and surviving, rear elevation which are of key significance: the projecting three-sided bay at lower ground floor level, with the balcony railing at ground floor level which strengthens the importance of this bay. These elements would be swept away by the out-of-scale, excessive massing of the proposed rear addition – out of scale in both main rear elevation and in flank projection. The proposal would fail to preserve or enhance the character and appearance of the conservation area, but would seriously harm it.

Richard Simpson FSA
Chair