

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1286/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street London NW1 8LT NW1 8LT NW1 8LT	30/06/2016 15:27:51	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>15 June 2016</p> <p>11A Gloucester Crescent NW1 7DS 2016/1286/P + 2016/2072/L</p> <p>Strong objection.</p> <p>This is a Listed Building in a group of Listed Buildings of major importance in the townscape of the conservation area. Their importance lies in both their built forms, and in their relationship to the landscape, which, for the quadrant of which no 11 is part, has a slope down the Crescent, and important levels within the front gardens. These changes of level give important larger views – the sweep of the Crescent down the incline – but also of the way that the houses relate to the immediate land – the relation of the building to the front garden. These are important elements in the significance of the group and to the character and appearance of the conservation area.</p> <p>The present proposal significantly to alter the slope of the front garden would introduce an anomalous level into the broad sweep of front gardens – this garden would slope differently from the rest. This would in itself be harmful to the consistency of the group and so to the special significance of the Listed Buildings and their setting. But it would also harm the perception of the house in relation to its garden: it would introduce a raised section, backed by a wall, obscuring a section of the lower part of the front elevation. This would be harmful to the Listed Building and its setting.</p> <p>We also note that the purpose seems to be to drain rainwater away from the house and onto the public footway. But this runoff is seriously harmful to the larger environment: it is why areas flood. There is no SUDS assessment, no indications that permeability has been considered. This is clearly not sustainable development as required by the NPPF and should be refused on these grounds as well as heritage grounds. There must be a real concern over this proposal as a precedent.</p> <p>We do not object to the proposed rear conservatory, so long as adequate precautions are taken to prevent light pollution. We note that the present modest proposal does not justify approval of a larger structure.</p> <p>Richard Simpson FSA</p>