
Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2016/4393/P
Address	Flat Lower Ground Floor 9 St George's Terrace London NW1 8XH
Planning Officer	David Peres Da Costa
Comments by	06 Oct 2016
Proposal	Rear extension at lower ground level with garden above (following demolition of conservatory) including excavation of rear garden.
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>21 September 2016</p> <p>Flat Lower Ground Floor 9 St George's Terrace NW1 8XH 2016/4393/P</p> <p>Objection.</p> <p>While we have taken account of the Planning Inspector's reasoning in his dismissal of the appeal application, we disagree with his view of the Listed Building issues, and stand by our advice given previously. In brief, that is that it is characteristic and significant in this terrace that the garden is a distinctive space in the hierarchy of open spaces associated with the Terrace, and that building over the garden as proposed would destroy that significance and harm the heritage assets in question. There is no public benefit to outweigh this harm.</p> <p>On the Inspector's ground for refusal, we do not see that this application addresses this fundamental point. The Inspector argued that he could not grant consent without that agreement. It would seem to us, in the light of the</p>

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Inspector's decision, that we should see proof that the legal obstacles have been addressed before any application were to be approved.

Richard Simpson FSA
Chair

Documents attached

No details entered

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