



**ADVICE from Primrose Hill Conservation Area Advisory Committee**

12A Manley Street, London NW1 8LT

16 November 2016

4 Oval Road NW1 7EB      2016/5581/L

Strong objection.

We see from the officers' report on 2016/2071/L that officers failed to address our advice on the significance of the Listed Building and the serious harm that would result from the approval of that application. Officers should address advice and not simply ignore it.

In this application, the proposed false ceilings with recessed lights and speakers and peripheral lighting, adds to the harm to the significance of the building and goes directly against best practice for historic buildings.

The proposed removal of a cross wall in the lower ground floor may or may not be original, but it follows the original plan form, and should not be removed. The plan form of Listed Buildings is part of their significance, and the loss seriously harmful.

There is no counterbalancing public benefit from this application. The insertion of new work on the basis that it is reversible is not an acceptable use of limited resources and is not sustainable development as required under the NPPF.

Richard Simpson FSA

Chair