

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

1 February 2017

31 St Mark's Crescent NW1 7TT 2016/7071/P

Strong objection.

1. This house, which contributes positively to the character and appearance of the conservation area, is also an unusual example of a substantially unaltered house in the conservation area. Its significance lies, in part, in this unaltered character, but also in its visibility, not only from St Mark's Crescent and from Gloucester Avenue, but also in views from the Canal towpath which means that alterations at the rear are also publicly visible.

2. We object strongly to the proposed bin store in the front garden, which would detract from the front garden space, part of the original plan of the house (see attached 1852 plan), but which would also stand above the front garden boundary wall, also detracting from the sense of openness of the front gardens. The clutter in other gardens in the Crescent does not justify further cumulative harm by minor steps: it is to avoid such harm that conservation designation exists.

3. We object very strongly to the proposed destruction of the surviving relationship between the house and the garden at the rear by the proposed rear extension. The accumulation of rear extensions, one claiming to act as a precedent for another, represents a serious failure to prevent cumulative harm.

4. The rear elevations in this group of houses were designed to terminate in simple 'flat' elevations, without the traditional 'closet wing' or any other built rear addition: this can be seen from the original lease plan from 1852 attached. This means that the building and garden were separated with unusual clarity: this survives in this house and is of exceptional significance. The narrow balcony at the ground floor level only emphasizes this distinction.

5. The proposed rear extension and the increase in size of the rear balcony would harm these elements of the original and surviving house, and its significance within the conservation area.

6. We also object to the increased width of the balcony on the grounds of potential overlooking of habitable rooms in the houses which back onto the application house, which are located in Gloucester Avenue, to the side and rear.



Richard Simpson FSA
Chair

1852 plan overleaf

Plan from original 1852 lease for 31 St Mark's Crescent

