
THE VICTORIAN SOCIETY
The champion for Victorian and Edwardian architecture

Kristina Smith
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Your reference: 2017/0728/P
Our reference: 2017/04/011

25 April 2017

planning@camden.gov.uk

Dear Ms Smith

RE: Old Conduit House, 1 Lyndhurst Terrace (Grade II*, *John Burlison & Alfred Bell*, c.1864-5); erection of a full-width metal framed conservatory at lower ground floor level to rear of property

Thank you for consulting the Victorian Society on this application, to which we wish to register our objection. The proposals were discussed by our Southern Buildings Committee at its most recent meeting and I write now to convey their comments.

Old Conduit House is a distinguished property of great architectural and historic interest, which both stem from its association and design by Alfred Bell (of Clayton and Bell, one of the most prolific and accomplished stained glass workshops the world has seen). Only 5.5% of all listed buildings are considered to be of the importance and *more than special interest* that the Grade II* classification demands. This requires that even greater scrutiny is given to proposals when assessing the acceptability of proposed changes.

The four arched openings of the lower ground floor rear elevation are particularly characterful and make a strong contribution to its overall composition. This elevation is too good for a full width conservatory to be considered acceptable in principle given what it would conceal. The public benefits that would be required to offset the high level of harm that would arise from this as required by the NPPF are negligible and therefore consent must be refused.

Finally, we must also remark upon the inadequacy of the application material. There appears to be little care devoted to the appreciation and understanding of the Grade II* listed building, which is reflected in the submitted drawings. The proposals are not an informed response to the architectural qualities of the listed building.

Yours sincerely,

Alex Bowring
Conservation Adviser

Patron
HRH The Duke of Gloucester KG, GCVO
President
The Lord Briggs
Chair
Professor Hilary Grainger

Vice Presidents
Sir David Cannadine
The Lord Howarth of Newport CBE
Sir Simon Jenkins
Griff Rhys Jones
Fiona MacCarthy OBE

1 Priory Gardens, London W4 1TT
Telephone 020 8994 1019
admin@victoriansociety.org.uk
www.victoriansociety.org.uk