

| Application No: | Consultees Name: | Consultees Addr: | Received: | Comment: | Response: |
|-----------------|--|---|---------------------|----------|--|
| 2017/1534/P | Richard Simpson for Primrose Hill CAAC | 12A Manley Street NW1 8LT NW1 8LT | 20/04/2017 17:23:42 | OBJ | <p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>19 April 2017</p> <p>31 St Mark's Crescent NW1 7TT 2017/1534/P</p> <p>Strong objection.</p> <ol style="list-style-type: none"> 1. The proposed basement extends under a high proportion of the garden, limiting the ecological value of the space. The plans show no soil depth, contrary to Camden's DP27f. 2. Given the location beside the Canal we question whether the area is liable to flooding. 3. While we acknowledge that SuDS assessments are formally only required in larger developments, we question whether the overriding concern of the NPPF to achieve sustainable development can be achieved in this location and given the impact on the rear garden without an equivalent assessment. 4. We note that the rear garden is visible from the public domain (the Canal towpath) and its green character is a key part of the history and character of the conservation area. The construction of the basement, lightwell, and lightwell enclosure would all harm this aspect of the conservation area. 5. We note the decision in the High Court in Eatherley v. London Borough of Camden and James Ireland (2 December 2016) on the need to assess the engineering aspects of the work. We note the special circumstances and risks which result from the proximity to the Regent's Canal and the location of the basement below the Canal water level. 6. We strongly oppose the alterations to the front area, which are harmful to the perceived character of the masonry structure of the building, and conflicts with the objectives of PH39 in detracting from the original design of the building. 7. The application fails the fundamental test: it fails to preserve or enhance the character or appearance of the conservation area. <p>Richard Simpson FSA Chair</p> |