
Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2017/2864/P
Address	51 Gloucester Crescent London NW1 7EG
Planning Officer	John Diver
Comments by	06 Jul 2017
Proposal	Excavation of a new basement below dwellinghouse (Class C3) including front and rear lightwells.
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee</p> <p>12A Manley Street, London NW1 8LT</p> <p>21 June 2017</p> <p>51 Gloucester Crescent NW1 7EG 2017/2864/P</p> <p>We note that this is a modern house, although within an important townscape set-piece in the Conservation Area, Gloucester Crescent. The overall plan of the Crescent was established in the earliest plan for building in the area, in 1840. The house is also surrounded by Listed Buildings, and development should not compromise the setting of those Listed Buildings.</p> <p>We agree that the proposal would have no impact on those important heritage considerations, and that we have no objection in heritage terms to the proposed basement.</p> <p>We do formally object, however, on the grounds that no approval should be granted until both structural considerations and a construction management plan are acceptable. We expect to see proposals for the implementation of sound structural engineering, which effectively addresses all relevant ecological considerations, including not only local ground conditions, but also the appropriate use of materials having regard to the objectives</p>

of the Paris Accords. The Construction Management Plan should address the needs of local residents, but also pedestrians and cyclists using Gloucester Crescent.

Richard Simpson FSA
Chair

Documents attached

No details entered

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