
Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2017/3310/P
Address	29 St Mark's Crescent London NW1 7TU
Planning Officer	Tessa Craig
Comments by	07 Jul 2017
Proposal	Erection of lower ground floor rear extension with roof terrace above (replacement conservatory). Erection of two storey side infill extension. Erection of lower ground floor extension in front elevation for utility storage. Installation of rooflight.
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>29 St Mark's Crescent NW1 7TU 2017/3310/P</p> <p>Strong objection.</p> <p>1. We note that while we have been approached by the applicant's agents since the application was lodged, no pre-application discussion has been sought with the PHCAAC, contrary to advised good practice.</p> <p>2. This house makes a positive contribution to the character and appearance of the conservation area. It is important in one of the groups of houses which make up St Mark's Crescent, which is one of the major townscape elements in Primrose Hill CA. No. 29 has a complex architectural character in that it has elements of formal symmetry with asymmetrical forms responding, in part, to the geometry of the site as part of the Crescent. This is true of both front and rear elevations. We note that the rear elevations enjoy a degree of visibility due to the large rear gardens which</p>

Conservation Area Advisory Committee

stretch to the access to Cecil Sharp House.

3. A number of important elements give expression to the significance of the building. One is the exceptional canted form of the rear wall of the entrance hall (to the boundary with no 30 St Markâs Crescent): this is exceptional in the conservation area and responds to the geometry of the site. The larger plan at the rear â the area of the building from the canted wall towards the rear garden â is separated from the boundary to no. 30 by an open area, which again demonstrates the original planâs response to the site geometry. This original plan is also reflected in the footprint of the rear room and its clear architectural distinction from no. 30. These elements are of the greatest significance within the character and appearance of the conservation area.

4. The proposals would do serious harm to these recognized heritage elements.

5. The proposal substantially to infill the side area (to no 30) would seriously diminish the distinctive separation of the two houses. It would also substantially harm the appearance of the canted rear wall, with its fine round-headed window â itself an exceptional element in the rear elevation of this house, but one which picks up in other houses in the group. Itâs substantial loss in views of the rear elevation would be exceptionally and substantially harmful.

6. The proposal to replace the present conservatory with a full width box extension is also substantially harmful to the established significance and character of the rear elevation and plan. The present conservatory at least has the merit that it does not prevent the original form of the building being seen and appreciated. The proposal would substantially obscure it. The proposal is also contrary to PH26-27.

7. We note that, in elevation, it appears that the proposed rear box extension follows the pattern of the extension at no. 28. This is not correct. The application proposes a deeper extension, and would build across the full width of the site, unlike the extension at no 28, which at least respects the

Conservation Area Advisory Committee

open area to the side (adjacent to no. 27). The extension at 28 is not a precedent justifying the application at no. 29.

8. We also object to the proposed roof terrace at the rear, which would overlook habitable rooms in houses in Gloucester Avenue (from 47 to 53).

9. The application would do substantial harm to heritage assets. There is no countervailing public benefit from the scheme.

10 The proposals would neither preserve nor enhance the character or appearance of the conservation area.

Richard Simpson FSA
Chair

Documents attached

No details entered

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