
Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2018/1123/P
Address	4th Floor Flat 31 Gloucester Avenue London NW1 7AU
Planning Officer	Robert Lester
Comments by	10 May 2018
Proposal	Mansard roof extension with front dormer windows, formation of rear terrace with glass balustrading, replacement of existing rear door/balcony with new window and associated internal alterations.
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>18 April 2018</p> <p>4th Floor Flat 31 Gloucester AvenueNW1 7AU2018/1123/P + 2018/1682/L</p> <p>Strong objection.</p> <p>The application property is part of a formal terrace, nos 15-31, which is Listed, and which is recognized in the Primrose Hill Conservation Area Statement â the formal SPD for the CA â at p. 11 as a âgrand terraceâ, one of two terraces exceptional in their sub-area, and described as âdiscretely designed to form symmetrical compositionsâ. The symmetrical character of this terrace is identified with its pattern of shallow projecting bays at ends and centre. The application property constitutes one of these end bays. The proposed roof extension would be seriously harmful to this recognized symmetry of the Listed Building by disrupting the rhythms of the projecting bays at the roofline, a major element in the formal âshapeâ of the terrace as a whole. The roofline is also prominent in longer views.</p>

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The proposal would also disrupt the formal pattern of the surviving terrace which relies on the interplay not only of the projecting vertical bays, but of those projections with the powerful horizontal element of the attic storey, above the deep entablature and cornice. The attic defines the profile of the terrace as a whole, with the roofs set behind it. It is critical to the architectural form of the terrace that this attic storey expresses the top of the building. This would be seriously harmed by the proposed addition.

We note that there is an existing extension at no 16. Our 1972 record photos show that this extension preceded designation of the conservation area in 1972, while the List description shows that it preceded listing. It is therefore not a precedent for the present application. Given the recognized importance of the symmetry of the terrace, it is also clear that the addition of a mansard roof at the end of the terrace, at no. 31, could in no way be seen to âbalanceâ the existing mansard at one house in from the opposite end of the terrace (no. 15).

We also note that the application property, and the whole terrace, is designated in the Primrose Hill Conservation Area Statement at PH18-19 as properties where roof extensions which change the shape and form of the roof are unlikely to be acceptable. PH18 also identifies the importance of protecting buildings which constitute part of a terrace which âremains largely, but not necessarily completely, unimpairedâ. This is the case here.

The application would substantially harm the recognized significance, especially the symmetry, of this Listed terrace: it would neither preserve nor enhance the character and appearance of the conservation area.

This harm would not be outweighed by any public benefit.

Richard Simpson FSA
Chair

Documents attached

No details entered

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