

ADVICE from Primrose Hill Conservation Area Advisory Committee

12A Manley Street, London NW1 8LT

20 June 2018

6 (Offices and Premises at Building 4) Erskine Road NW3 3AJ 2018/1604/P

Strongest objections.

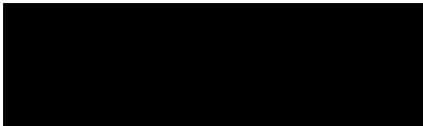
Leeder House is a building of exceptional importance in the conservation area. It is recognized as making a positive contribution to the CA (*PHCA Statement* p. 25), and as a building where alterations to the roof are unlikely to be permitted (*PHCA Statement* p. 31 at PH18-19). The protection of the roof line is of exceptional importance because of the greater height of Leeder House in the street, but also because its forms represent the design of an industrial building – it was built as an organ factory – within a residential context.

The proposed alterations to the roof are substantially harmful to the significance of the heritage asset, and to the character and appearance of the conservation area. These alterations include the raised condenser enclosure, the satellite aerials, and the guard rails. On the latter we note that, for roofs where access is limited to maintenance, there are far less obtrusive alternatives.

To the rear of the building the proposed crude insertion of patio-style doors within the original and surviving clerestory – one of the exceptional elements in the building – is wholly unacceptable in terms of PH18-19, and would be substantially harmful to the character and appearance of the conservation area.

The proposed rebuilding of the roof and gables is a destructive approach which has not been justified. The photos submitted do not show structural defects, rather they show poorly maintained finishes – render, copings, details, and frost damage. The proposed rebuilding is not sustainable development as required in the NPPF.

The proposals fail substantially to preserve or enhance the character and appearance of the conservation area. The harm they would inflict is not countered by any public benefit.



Richard Simpson FSA
Chair