

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/0468/P	Richard Simpson for Primrose Hill CAAC	07/04/2019 18:01:02	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>20 March 2019</p> <p>Flat 4th Floor 31 Gloucester Avenue NW1 7AU 2019/0468/P</p> <p>Strong objection.</p> <p>The Committee welcomed the Council's refusal of application 2018/1123/P, and the grounds for refusals referring to both the Listed Building – no 31 is part of a Listed terrace – and to failure to preserve or enhance the character and appearance of the conservation area.</p> <p>The Committee noted the ways in which the current application was modified from the 2018 application, but advises that these modifications to not meet the grounds for refusal in 2018, which remain applicable to the 2019/0468/P application.</p> <p>In brief, and we refer to our advice on 2018/1123/P, we again draw attention to the terrace of which 31 is a part, as recognized in the Primrose Hill Conservation Area Statement – the formal SPD for the CA – at p. 11 as a 'grand terrace', one of two terraces exceptional in their sub-area, and described as 'discretely designed to form symmetrical compositions'. 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.</p> <p>The proposed revised 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 'shape' of the terrace as a whole. The roofline is prominent in longer views, and the bringing forward of the front enclosure to the front of the chimney stacks would mean that the proposed extension would be highly visible in long views. This would harm the larger symmetry and the horizontal divisions of the terrace, for example the attic level.</p> <p>The proposal would, again, harm the significance of the Listed Building.</p> <p>In terms of the conservation area, we also note that the application property, and the whole terrac</p>