
From: Marfleet, Patrick
Sent: 08 April 2019 17:02
To: Planning
Subject: FW: 2019/0468/P: Flat 4th Floor 31 Gloucester Avenue NW1 7AU: Advice from Primrsoe Hill CAAC

Please upload to 2019/1216/L

Thanks,

Patrick Marfleet
Senior Planner

Telephone: 020 7974 1222



From: Richard Simpson <[REDACTED]>
Sent: 07 April 2019 18:07
To: Marfleet, Patrick <Patrick.Marfleet@camden.gov.uk>
Subject: 2019/0468/P: Flat 4th Floor 31 Gloucester Avenue NW1 7AU: Advice from Primrsoe Hill CAAC

Dear Patrick,

I tried to send our advice using the public online system, as the CAAC system no longer works, and the public one seems not to function either! I have taken it up with them.

Please find below the CAAC's advice on this very important application.

Best wishes, and thanks,

Richard

ADVICE from Primrose Hill Conservation Area Advisory Committee
12A Manley Street, London NW1 8LT

20 March 2019

Flat 4th Floor 31 Gloucester Avenue NW1 7AU 2019/0468/P

Strong objection.

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.

The Committee noted the ways in which the current application was modified from the 2018 application, but advises that these modifications do not meet the grounds for refusal in 2018, which remain applicable to the 2019/0468/P application.

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.

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. The proposal would, again, harm the significance of the Listed Building.

In terms of the conservation area, 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 'remains largely, but not necessarily completely, unimpaired'. This is the case here.

It is accepted that the extension at no. 16 precedes both Listing and designation of the CA, and is, therefore, not a valid precedent for the present application.

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 PHCAAC

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