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

1 May 2019

90 Gloucester Avenue NW1 8HX 'The Lansdowne' 2019/1409/P

No objection to the conversion of the 2nd floor accommodation into a staff flat, but we would seek a condition preventing the use of the accommodation for residential purposes which did not directly support the work of the pub, without a further application.

We have been concerned for some time with the management of refuse disposal at this pub. Reconfiguration should include a better management plan for refuse, so that bins are not stored on the public footway/roadway for considerable periods.

We do not object to the provision of a safety railing to the roof, and note that the means of escape needs to be safe. We would request that the railing is set well back from the Dumpton Place elevation both to prevent the 'cluttering' of the elevation, but also to ensure that the roof is a means of escape, and not a roof terrace which might harm the amenity of neighbours.

We advise that the new lamps should match the existing, and not be smaller as the proposed photos suggest. We object to the proposed spotlights, which are inappropriate to the elevations. While we would normally welcome a good modern design, this is a case where a more traditional lamp would be appropriate the the building and the conservation area.

Richard Simpson FSA
Chair