
From: Richard Simpson [REDACTED]
Sent: 27 May 2019 16:33
To: Diver, John
Subject: Re: Consultee letter for PlanningApplication Application: 2018/4547/P

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Dear John, I'm really sorry I failed to send you our advice on this important application last week. I hope it's not too late? All good wishes, Richard

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

17 April 2019

31 St Mark's Crescent NW1 7TT 2018/4547/P

Strong objection.

We note that this is an important house in the conservation area, recognized as making a positive contribution to the CA, its rear elevation prominent in public views from the Canal towpath. It is a very special part of the conservation area. The house terminates one of the groups of houses, so that its form as a termination, and a corner, is important.

We also note that the rear addition was approved in 2016 (2016/7071/P) and the long window to the side in 2017 (2017/2684/P). That is, as separate applications. We advise that the cumulative effect of the two proposed changes taken together is seriously harmful to the character and appearance of the conservation area, by diminishing the historic forms of the house through the use of disproportionate and out-of-scale glazing, which by its extent and character subverts the historic character of the house, and thus significantly harms the positive contribution the house makes to the character and appearance of the conservation area. The proposals, taken together, neither preserve nor enhance the character and appearance of the conservation area.

We object to the insertion of rooflights into the unspoilt main roof slopes.

Richard Simpson FSA
Chair

On Thu, 11 Apr 2019 at 15:57, Diver, John [REDACTED]
Please find attached Consultee letter [REDACTED]

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