

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/4385/P	Richard Simpson for Primrose Hill CAAC	15/11/2019 11:39:54	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee</p> <p>6 November 2019</p> <p>66-99 Darwin Court, Gloucester Avenue NW1 7BQ 2019/4385/P</p> <p>Strong objections.</p> <p>Darwin Court is a series of blocks of flats, at 6-storeys higher than most buildings in the Primrose Hill Conservation Area. The block 66-89, which is the subject of this application is located at a curve in the road where Gloucester Avenue meets Regents Park Road. This height and location give the building, within the larger group, special prominence in views within the conservation area. The block is also seen in views with the Listed Cecil Sharp House and, slightly further away but still significant, the Listed terrace at 15-31 (odd) Gloucester Avenue. The view west from Gloucester Avenue of Cecil Sharp House is recognized as a significant view in the Primrose Hill Conservation Area Statement, the current planning guidance, at p. 12. This view is framed by the application block of Darwin Court.</p> <p>The proposals are to install a group of antennas and equipment across the roof from front (to the street) to the rear, to a height of 3.5m above the existing parapet. That is, the equivalent of one extra storey in height. We note that an application for an extra storey on these blocks was refused in 1995, the refusal upheld on appeal on grounds related to the height and prominence of the buildings in the conservation area. A further application for a partial extra storey was refused in 2014 (ref. 2010/3788/P).</p> <p>The proposals would add a substantial clutter of equipment to the building, unrelated to its forms, and, due to height and location, harmful to views within the conservation area, and damaging to the setting of the neighbouring Listed buildings.</p> <p>The clutter of equipment across the roof also fails the tests in both the NPPF and Camden's current Local Plan which emphasise the importance of good design. At 7.1 the Local Plan states at 7.1 'Good design is essential to creating places, buildings, or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations. The National Planning Policy Framework establishes that planning should always seek to secure high quality design and that good design is indivisible from good planning.'</p> <p>We also note that a proposal for antennas on the roof of another block of flats in the conservation area was withdrawn when the health implications of the installation for residents were better understood. We also note the proximity of North Bridge House School on Gloucester Avenue.</p> <p>The proposals would neither preserve nor enhance the character and appearance of the Primrose Hill Conservation Area. They would harm the setting of the neighbouring Listed buildings. They conflict with the NPPF and Camden's local plan.</p> <p>Richard Simpson FSA Chair</p>