

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2020/1251/P	Richard Simpson for Primrose Hill CAAC	20/05/2020 12:18:40	NOBJ	ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT

6 May 2020

Utopia Village 7 Chalcot Road NW1 8LH 2020/1251/P

No objection.

The main buildings of Utopia Village were built in the 1880s, as a piano factory. Its fine brickwork includes a series of segmental arches which give the group coherence and presence. This brickwork is recognized at PHCA Statement p. 14, and Utopia Village is formally recognized as a positive contributor to the CA.

We note that the current proposals make no changes to the positive contribution made by the group of buildings. Although the drawing of the entrance at ref 8 appears to show another segmental opening, we have verified on site that it is a later timber frame attached to a more recent building. We have no objection to its replacement which has no impact on the heritage significance of the group of buildings.

We have no objection to the proposals shown on elevation drawings ref 9, 10 and so long as measures are incorporated to prevent light pollution, in particular from the enlarged (but not raised) windows at 10. The impact of lit offices on neighbouring residential space can be harmful to amenity.

Richard Simpson FSA  
Chair

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