

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/2119/P	Richard Simpson for Primrose Hill CAAC	26/06/2020 16:03:09	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>17 June 2020</p> <p>Waterside Place NW1 8JT 2020/2119/P</p> <p>We deeply regret this application which is to gate off another area in the conservation area.</p> <p>The character of the conservation area is based on the mix of housing largely facing the streets, crescents, and square, but also of backland development which was traditionally either housing but also work areas, like the local piano factories, and here, at Waterside Place, the Pickford's removals site linked by horse tunnel under Gloucester Avenue to the Camden railway goods yard.</p> <p>The conversion of the industrial area to residential is thought to have predated the designation of the conservation area in 1972.</p> <p>The openness of these areas is an important element in the character of the conservation area: their gating off neither preserves nor enhances the character of the conservation area.</p> <p>We acknowledge however, the issues of security and nuisance which the applicants seek to address. But the proposal is in danger of simply transferring these problems from the Waterside Place enclosure to Princess Road, the recessed gate providing a site for nuisance activity.</p> <p>We would advise that the proposal would need an integrated security management plan within the site for it to work without putting others at risk: if such a plan were developed it might be that the gates were not needed. We note that the issue of unauthorised car access and parking could be controlled by a rising bollard.</p> <p>Richard Simpson FSA Chair</p>
