

Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2020/5891/L
Address	33 Gloucester Crescent London NW1 7DL
Planning Officer	Elizabeth Martin
Comments by	07 Feb 2021
Proposal	Take down of the roof and right-side wall of the front porch and reconstruction upon a stable base. Stabilisation of party wall within porch.
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee</p> <p>12A Manley Street, London NW1 8LT</p> <p>20 January 2021</p> <p>33 Gloucester Crescent2020/5891/L</p> <p>Objection.</p> <p>This is a Listed building in an important group of Listed buildings within the conservation area. The front porches are of considerable significance both individually and in the group.</p> <p>While we accept that there is a problem, we are concerned that the extent of structural insertions proposed should not be undertaken without a more detailed analysis of the causes of the structural problems and an explanation of how the proposed solution addresses the more clearly defined problem.</p> <p>The location of the porch â apparently above one of the front area cellars â also raises questions: a clearer plan showing the proposed piles and steels in relation to the rest of the house is needed.</p>

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No consent should be granted until a full survey of the existing fabric has been recorded to ensure that any reconstruction accurately matches the existing.

We would be happy to review a revised scheme.

Richard Simpson FSA
Chair

Documents attached

No details entered

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