

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/0477/L	Richard Simpson for Primrose Hill CAAC	27/03/2021 13:11:36	OBJ	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>17 March 2021</p> <p>36-40 Primrose Hill Primary School Princess Road London NW1 8JL 2021/0477/L</p> <p>Strong objection.</p> <ol style="list-style-type: none"> <li>1. The building is an important Listed building in the conservation area, built in c. 1885 by E. R. Robson for the School Board for London.</li> <li>2. The drawings are quite inadequate for an application for a Listed Building, and there is no assessment of the significance of the heritage asset, as there should be.</li> <li>3. The drawings do not show the fundamental point, which is that the plinth which has been painted black, is substantially of stone, and that the stone is, or at least was, consistent with the stone dressings to the brick building behind. That is, the plinth was visually linked to the rest of the building. The painting has destroyed this unity of the front boundary structure to the rest of the building.</li> <li>4. The mix of brick with stone details is a recognized element of the building and its boundary enclosure: it is specifically referenced in the List description which notes: ‘Red brick ground floor (rusticated) and gables; 1st and 2nd floors, yellow stock brick. Stone and red brick dressings.’</li> <li>5. There is an issue about whether the stone can be effectively cleaned of the black paint. They need to experiment to find out. We would be happy to check the experiments on site.</li> <li>6. Although some of the stone has ‘very unfortunately’ been painted, with white paint, painting over the black paint would not be an acceptable solution. It is the stone that matters here.</li> </ol> <p>Richard Simpson FSA Chair</p>