

Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2021/1257/P
Address	16 Manley Street London NW1 8LT
Planning Officer	Kristina Smith
Comments by	30 May 2021
Proposal	Installation of 3 skylights at first floor terrace level over the kitchen and provision of access structure at main roof level. Replacement metal balustrades at ground, first and roof (rear) levels. Alterations to fenestration including new rear door at first floor level and enlarged door to ground floor terrace
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee</p> <p>12A Manley Street, London NW1 8LT</p> <p>5 May 2021</p> <p>16 Manley Street NW1 8LT 2021/1257/P</p> <p>1. Manley Street consists of a short terrace of houses built in 1867 and is the sole surviving terrace in the conservation area built for local railway workers. It is marked by simple forms, a regular pattern of fenestration, and details in coloured brick with none of the stucco decoration characteristic of most houses in the conservation area. It is recognized as making a positive contribution to the conservation area. No 16 is immediately adjacent to Primrose Hill Studios, which are Listed Buildings.</p> <p>2. We have no objection to the proposals for the main roof: the railings maintain the butterfly parapet to the rear and are set within the walls; the access proposed would be below the parapet line and be invisible. We note that no significant overlooking is possible from the proposed terrace.</p>

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3. We have no objections to the proposed replacement railings to the rear, existing, terrace, or to the changes to the fenestration in the rear addition.

4. We object strongly to the proposed W1 with D3. The proposal would significantly alter the proportions of the rear elevation, the increase in height and the juxtaposition to proposed D3 would substantially harm the balance of solid to void which is characteristic of the terrace, and which largely survives. We note that the rear elevation is visible from the publicly accessible courtyard to the Primrose Hill Studios, and falls within their setting. This aspect of the proposals would neither preserve nor enhance the character and appearance of the conservation area.

Richard Simpson FSA
Chair

Documents attached

No details entered

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