

CONSERVATION AREA ADVISORY COMMITTEE

Advisory Committee: Primrose Hill

Application ref: 2021/1446/P

Address: Cecil Sharp House 2 Regent's Park Road London NW1 7AY Planning Officer: Rose Todd Comments by: 30 May 2021

Proposal: Refurbishment of the cafe. Refurbishment or replacement of various windows and doors. Additional external lighting.

Objection: Yes

Observations: ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT

19 May 2021

Cecil Sharp House 2021/1446/P + 2021/2133/L

This is an important Listed Building in a prominent location in the conservation area: it forms a townscape "gateway" into the area as it forms the junction between Regent's Park Road and Gloucester Avenue. While an institutional building, it is of a scale which essentially follows that of the adjacent residential houses, and the formal balance between the main block of the building and its fine hipped roof is significant in the conservation area as well as to the Listed Building. Carefully detailed brick, with some stone detail, is also characteristic of both the external elevations and the boundary walls, including those to the frontage to Regent's Park Road and Gloucester Avenue. The elevations are divided into bays with shallow brick piers, parapets marked by brick detail, reflecting both symmetrical arrangements and carefully balanced proportions. These elements are characteristic of English architectural development of the 1920s and 1930s with their exploration of styles from the "Renaissance" to "Neo-Georgian": Cecil Sharp House was built 1929-30.

External proposals:

1. We object to lighting proposed of the building (uplighters attached to the building, for example) which would visually disrupt the carefully modulated elevations of the building, harming its appearance and character as a Listed Building, while also harming the balance characteristic of the conservation area which is for the streets to be lit and gardens left dark.
2. We object to the general statement that fairy lights could be used: again this conflicts with the character of both Listed Building and conservation area.
3. We do not object in principle to low-level lighting, but would need to see proposed locations and fittings before any consent could be granted.
4. The ecology of the conservation area is a matter of importance and all external lighting proposals should address the importance of "dark skies" but also of the night life of wild life in the area, and damage neither.

5. We object very strongly to the proposed vent from the kitchen which would run externally on the main elevation to Gloucester Avenue, as well as being visible above the roof parapet (see DAS pdf p. 14). This duct would disrupt the careful balance of the bay of the elevation defined by brick flat brick piers, run across the brick string detail at the foot of the parapet to the roof, and disrupt the roofline of the building. The proposals would harm the elevational balance which is a significant characteristic of the Listed Building and neither preserve nor enhance the character and appearance of the conservation area.

6. We note that note 2 on drawing 1202 refers to "Void created for ductwork up to roof servicing new kitchen" this suggests a possible alternative. An integrated services design should be followed

Richard Simpson FSA
Chair

DOCUMENTS ATTACHED

No details entered

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