

Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2021/2949/P
Address	57 Gloucester Crescent London NW1 7EG
Planning Officer	Catherine Bond
Comments by	15 Aug 2021
Proposal	Increase height of front brick boundary wall and replace existing front gate with taller gate to match proposed wall height.
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>4 August 2021 57 Gloucester Crescent London NW1 7EG2021/2949/P</p> <p>We object to the increase in height proposed.</p> <p>The front boundary walls in Gloucester Crescent are an important feature of the conservation area, as well as of the setting to the Listed Buildings. The walls are characterised by distinctive details (see below) as well as heights. The list description notes that the houses at 52-59 are linked.</p> <p>While there is, due to change before both designation of the conservation area (1972) and Listing of the houses (1999) a variety of heights to the front boundary walls, we seek to re-establish the historic pattern where changes are proposed. This is consistent with guidance in the conservation area Statement. The fall in the land means that heights of the walls vary â we are seeking to identify a range of heights which are appropriate here.</p> <p>The surviving walls in this segment of the Crescent are perhaps best seen at nos 52-53 Gloucester Crescent, which show that the existing height of the main front wall at no. 57</p>

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(approx 815mm) approximates to the historic height for the lower section of the wall that is the section below the pierced brick section and its plinth. The height of this lower section of wall should not be raised it appears to be original its loss would neither preserve nor enhance the character and appearance of the conservation area.

The gate posts and piers to the boundary wall with no. 56 should not exceed 1500mm in height, again to follow the existing pattern established at nos 52-53. The proposed gate should be reduced in height to suit this height.

We would not object to the addition of the pierced brick section and its plinth and stone capping to the retained lower section of wall. This would allow the overall height of the wall to be raised by about 600mm, to match the range of heights in the historic sections at nos 52-53.

We would be happy to review a revised application.

We note that there should be a Listed Building application for this proposal.

Richard Simpson FSA
Chair

Documents attached

No details entered

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