



7th March 2022
Planning Department,
5 Pancras Square
London
N1C 4AG

HOUSEHOLDER APPLICATION
31 ST MARKS CRESCENT, CAMDEN, LONDON, NW1 7TT

Dear Sir / Madam,

Please find attached a Householder Application for the replacement of the gate at 31 St Marks Crescent. This Planning Application is submitted on behalf of the owner, Mr Beard.

Accompanying this application, I have attached the following plans and forms:

LP100 Location Plan.
E200 Existing Site Plan.
E201 Existing Plan And Elevation.
P200 Proposed Site Plan.
P201 Proposed Plan And Elevation.

31 St Marks Crescent is an end of terrace dwelling located on the north side of the highway. The dwelling is finished with stucco render to match the other dwellings in the local area. The dwelling is not listed, however, it is situated in the Primrose Hill Conservation Area.

The Primrose Hill Conservation Area Policy PH10 states that *"In all cases, existing/ original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features."*

The wrought iron gate currently in use at 31 St Marks Crescent is not an original feature of the properties on the road, as can be seen in the image below the prevalent material used for the gates was timber.

View of St Marks Crescent in 1911.

The most distinctive and unique architectural feature of these houses is the high front wall with the diagonal blocks. Amazingly the Primrose Hill Conservation Area Statement does not even mention them.



Figure 1: Shows A Sample Of Front Wall Boundaries On St. Mark's Crescent in 1911.

Policy PH13 states that *“Where replacement materials are to be used it is advisable to consult with the council’s conservation and urban design team, to ensure appropriate choice and use”*.

As can be seen in the photos below, timber is a commonly used material in St Mark’s Crescent and it closely follows the design from the neighbouring dwellings and fits seamlessly into the street scene.



Figure 2: Shows The Adjacent Property To The Application Site With A Timber Gate.



Figure 3: Shows the side entrance to 28 St Marks Crescent features a solid timber gate that runs flush with the top of the boundary wall.



Figure 4: Shows the side entrance to 26 St Marks Crescent and features a solid timber gate that also runs flush with the top of the boundary wall.



Figure 5: Shows 61 Gloucester Avenue with a painted timber gate that runs flush with the top of the boundary wall (Although this dwelling is not on St Marks Crescent itself, its within 40m of the application site and is within the same Conservation Area and is consistent with the 1911 photograph shown in figure 1.



Figure 6: Shows 53 & 55 Gloucester Avenue which both feature a painted timber gate that runs flush with the top of the boundary wall (While these two dwellings are not on St Marks Crescent itself, they follow the exact same design cues and are within 30m of the application site (you can see the application site in the photo above) They are also within the boundary of the same Conservation Area.

To conclude, as is evidenced in figure 1 the materials of the original dwellings on St Marks Crescent were originally timber and not wrought iron. Therefore, the front gate follows the aesthetic cues found in the local area and restores the front boundary feature to its original design. As such, this application should be seen as an enhancement to the character of the area as it utilises the original materials and design ethos restoring the front gate to the original design aesthetic.

I trust that this information is satisfactory and look forward to hearing from you during the application process.

Kind regards,

Henry