

**Conservation Area Advisory Committee**

Advisory Committee	Elsworthy
Application ref	2022/4274/P
Address	St Mary The Virgin Church Elsworthy Road London Camden NW3 3DJ
Planning Officer	Adam Greenhalgh
Comments by	20 Nov 2022
Proposal	Removal of existing front single storey elements (foyer/counselling room, kitchen, W.C. and sacristy store) and erection of a new two storey front extension for Mary's Youthwork with replacement sacristy store. Provision of bicycle stores on north elevation and replacement steps to transpet door.
Objection	Yes
Observations	<p>Objection</p> <p>We have no objection to the demolition of the modern extension to the church or to the proposed height, bulk and materials of the proposed extension. It would provide improved access and facilities for Mary's Youthwork, enhancing its work and the church mission.</p> <p>However we have the following concerns relating to its design</p> <p>The ridges of the roofs align with two of its corners, making their slopes truncated and visually unsatisfactory. Instead the ridges should align with the middle of the two walls facing Primrose Hill Road so that the slopes are symmetrical.</p> <p>The external door facing Primrose Hill Road looks like the entrance to the church. This confusion exists in the current extension and is referred to in the Design and Access Statement. It should be facing King Henry's Road like the entrance to the church, giving access to the lobby.</p>

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The brickwork should include more decoration to respect the original building.

For the same reason the windows should be smaller.

We hope that these details can be reconsidered and revised to better relate to, and reconcile the extension with the church, in keeping with its significance and location in Elsworthy Conservation Area.

David Thomas  
Chair  
BCAAC

**Documents attached**

No details entered

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