

The Heritage Practice

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Obote Hope
Planning Officer
Development Management
Regeneration and Planning
London Borough of Camden

Dear Obote

35 Gloucester Crescent 2022/4613/P

8 February 2023

We write with respect to the above application, in response to the Primrose Hill CAAC objection letter. We have not repeated the letter here but this note should be read in conjunction with the comments on the consultation response.

Side Extension

The comments state that the Primrose Hill Conservation Area Statement specially refers to 'Rear gardens are visible through gaps between groups of buildings' Sub area 4 (of which the site forms a part) does indeed refer to general comment regarding trees and vegetation stating.

"This sub area has abundant trees and vegetation and a lower density of development in comparison with the main body of the Conservation Area. The majority of buildings are set back from the highway with large front garden spaces containing mature trees. Rear gardens are also visible through gaps between building groups."

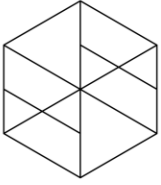
However the sub area 4 commentary then details each part of the sub area in more detail.

In reference the Gloucester Crescent it states the crescent is divided into four parts. The 'third building group consists of three houses at Nos.50, 51 & 51A Gloucester Crescent' is specifically identified as "being two storeys high, affording views from Gloucester Crescent of trees in rear gardens and taller properties on Regent's Park Terrace and Oval Road."

The 'fourth building group is a series of linked semi detached villas at Nos.1,2, & 52-70 Gloucester Crescent' again these are specifically identified as having "significant gaps retained at the upper levels, affording views of mature trees to rear gardens and of the rears of the taller properties on Regent's Park Terrace."

The grouping which includes no.35 Gloucester Crescent (The second building group consists of three listed terraces at Nos.24-41 Gloucester Crescent) is NOT identified the gaps between the group or views of the rear gardens as important.

Indeed, as can be seen below, the group of buildings between nos.24-41 Gloucester Crescent have limited gaps between the terrace buildings. The gap that exist between no.35 and 36 only allow limited views of the rear gardens. These are not considered meaningful and the proposed scheme would not unduly impact the any views.

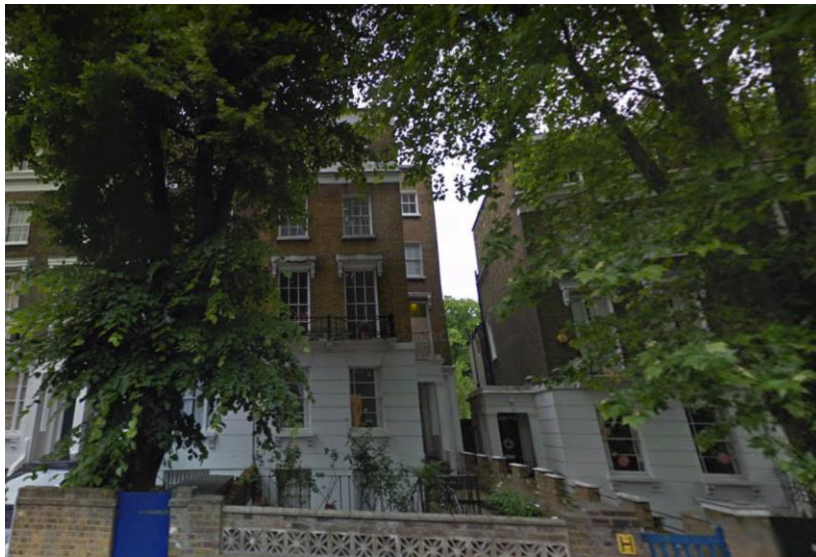


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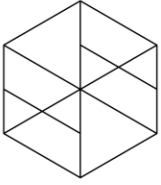
Existing gap between no.29 and 30



Existing gap between no.35 and 36

The Primrose Hill CAS policy guidelines PH29 states “Side extensions will not be acceptable where they are unduly prominent, unbalance the composition of a building group, or where they compromise gaps between buildings through which views are afforded of other properties, rear gardens, mature trees, or the Regent’s Canal.” The proposed scheme complies with each of the criteria in of PH29.

The proposal would not disrupt, but enhance the symmetry of this particular group of properties, and would not diminish the gap between the properties, which are not identified of being of importance to the character and appearance of the PHCA as a whole.



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The proposed extension will be constructed in matching yellow stock brickwork with a flat roof and centrally positioned timber sliding sash windows to its front elevation. Rising up the façade the windows will reduce in height and in their degree of ornamentation. This will provide an appropriate architectural hierarchy to the extension and will reflect the layout and pattern to the front elevation of the main building. The proposed extension will be set back significantly from the front building line of the house as well as set back from the front of the ground floor entrance porch. The side extension will be lower than the main parapet line of the house and will have a plain coping stone rather than a moulded cornice. This will ensure that the extension appears subordinate to the host building and has a secondary, lower status character. The existing northern flank wall of the house is blank and featureless and the proposed side addition will not obscure any windows or decorative features.

The substantial setbacks and architecturally subordinate appearance of the proposed extension will minimise its impact upon the streetscene along Gloucester Crescent. In views from the north and from in front of the property, mature front garden trees and vegetation will partially obscure views of the proposed extension. From the south the side extension will be concealed due to its significant setback position.

We have read the appeal decision for no.48 Regents Park Road (attached) and consider that it is not relevant to this case which needs to be determined on its merits.

Rear Extension

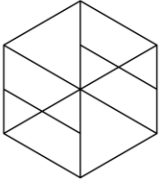
The proposed extension will be double height, with accommodation at basement level and a void above. It will be positioned in line with the four storey existing half width outrigger and set well back from the line of the single storey addition at basement level, tucking neatly into the space between the outrigger and the boundary with the adjacent building. The proposed infill will appear fully subordinate to the scale and massing of this very tall, five storey building.

The proposed infill will appear fully subordinate to the scale and massing of this very tall, five storey building. Its extensive areas of glazing and slimline frame will create a lightweight structure which appears visually recessive. Its high level of visual permeability will allow the historic form and footprint of the rear parts of the house, the original exposed brickwork of the rear façade at ground floor level and the attractive six over six sash window to the rear ground floor room to remain fully appreciable.

A subtle architectural juxtaposition will be created between the old and new due to the lightweight, contemporary appearance of the infill, providing a visual contrast with the solidity of the historic masonry outrigger.

The proposals are considered an attractive, high quality and thoughtful response to the existing form, profile and character of the listed building. The infill will internalise a currently rather dark, unused and neglected area to the rear of the house, instead providing an attractive and practical living space.

Due to its position at low level the infill extension will not be visible in any public realm views of the rear façade of the host building or wider terrace.



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Regents Park Terrace is a group of listed building directly west of the Gloucester Crescent. The terrace is the same scale (4 storeys and basements) with similar scale outriggers.

Nos. 6, 7, 11, 14, 13, 18, 20 and Regent's Park Terrace contain double height conservatories.

The most recent approval was in 2017 which 14 Regent's Park Terrace was approved (2017/0166/P)

Primrose Hill CAAC objected to the works include the two storey infill.

The members briefing report states,

"3.2 The proposed double height conservatory would measure between 6.1 and 6.7 metres tall and it would extend out as far as the rear building line of the closet wing (3.5 metres). The new structure would enclose the existing upper ground floor rear facing window and a new opening would be created at upper ground floor level in the closet wing to access a new internal balcony (with a glass balustrade) outside the rear facing window (the window itself would be left in situ).

"33...Furthermore, given that the host building is 5 storeys tall when viewed from the rear, it is not considered that the replacement conservatory would appear overly large or incongruous when viewed against the backdrop of the host building. Instead, it is considered that the structure would appear subordinate to the original building.

"3.4. It is also important that the proposed conservatory does not detract from the special architectural or historic interest of the host building (Grade II listed); however, by virtue of its lightweight design, it is considered that the original form of the building would remain discernible when viewed from the rear and also when viewed from within."

In 2008 no.18 Regents Park Terrace was allowed a two storey glazed infill. The delegated report stated,

"The proposed extension is considered to be subordinate to the building in terms of bulk and plan form. The steps taken to reduce the impact the extension, including retaining the original rear window, ensuring the roof would not obstruct the original arched window head and using single pieces of glass are considered to outweigh the potential harm caused by internalising the ground floor rear window. The extension is therefore considered acceptable and does not impact on the special architectural and historic interest of the listed building or the character and appearance of the conservation area."

Oriel window and garden steps

A glazed oriel window is proposed at ground floor level, situated on the the existing rear terrace. This will provide enhanced light and a seating area for the snug which will be situated within the rear addition. The proposed oriel window will reflect the contemporary design of the proposed infill extension ensuring that there is visual and architectural coherence to the overall scheme. It will be at low level and not readily appreciable within the surrounding townscape due to the curve of Gloucester Crescent and mature trees and soft landscaping in rear gardens which will obscure and filter views of the new structure. Furthermore, the rear of the building is currently very austere and plain and the proposed oriel window will enliven it architecturally, with a high quality, modern addition.

Yours Sincerely
THP