



Conservation Area Advisory Committee

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| Advisory Committee | Regents Park |
| Application ref | 2013/6995/P |
| Address | 197 Albany StreetLondonNW1 4AB |
| Planning Officer | Jenna Litherland |
| Comments by | 18 December 2013 |
| Proposal | Erection of a mansard roof extension with terrace, reinstatement of chimney and associated internal alterations. |
| Objection | Yes |
| Observations | <p>Advice from REGENTâS PARK CONSERVATION AREA ADVISORY COMMITTEE</p> <p>2 December 2013</p> <p>197 Albany Street NW1 4AB 2013/6995/P + 2013/7050/L</p> <p>Object</p> <p>This house forms the terminating building of the terrace made up of nos 197 to 217 Albany Street. No. 197 is already higher than the rest of the terrace, giving it a prominence in the street. It also forms the north enclosure to the important views of St Katharineâs Church, recognized for their significance in the Regentâs Park conservation area appraisal and management strategy approved by Camden July 2011, at p. 20.</p> <p>In this context, the addition of a roof extension, and in particular the major addition to the flank wall proposed, would be harmful to the Listed Buildings, and to the character and appearance of the conservation area.</p> <p>In terms of policy guidance, we note that the Regentâs Park conservation area appraisal and management strategy states, at p. 59 that âextensions to front or side roof slopes are likely to break the important, regular composition of the</p> |

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roof lines and so harm the appearance of the conservation area. Also, at pp. 65-66, the management strategy draws particular attention to ensuring unobtrusive design in locations where roof are prominent in long distance views, while raising the roof ridge as in effect proposed here is unlikely to be acceptable.

Comparing dwgs 215-DWG-120-PL3 and 020-xx shows how very high and dominant the added flank wall and chimneys would be, adding some 25% to the existing height of the building. The addition would profoundly change the character of the current flank wall from a modest, contained, form, in which the windows dominate, to one in which the chimneys, sitting incongruously above the windows, dominate the form.

By virtue of their scale and bulk, the proposals would harm the significance of the Listed Buildings, and neither preserve nor enhance the character and appearance of the conservation area.

Richard Simpson FSA
Chair.

Documents attached

No details entered

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