

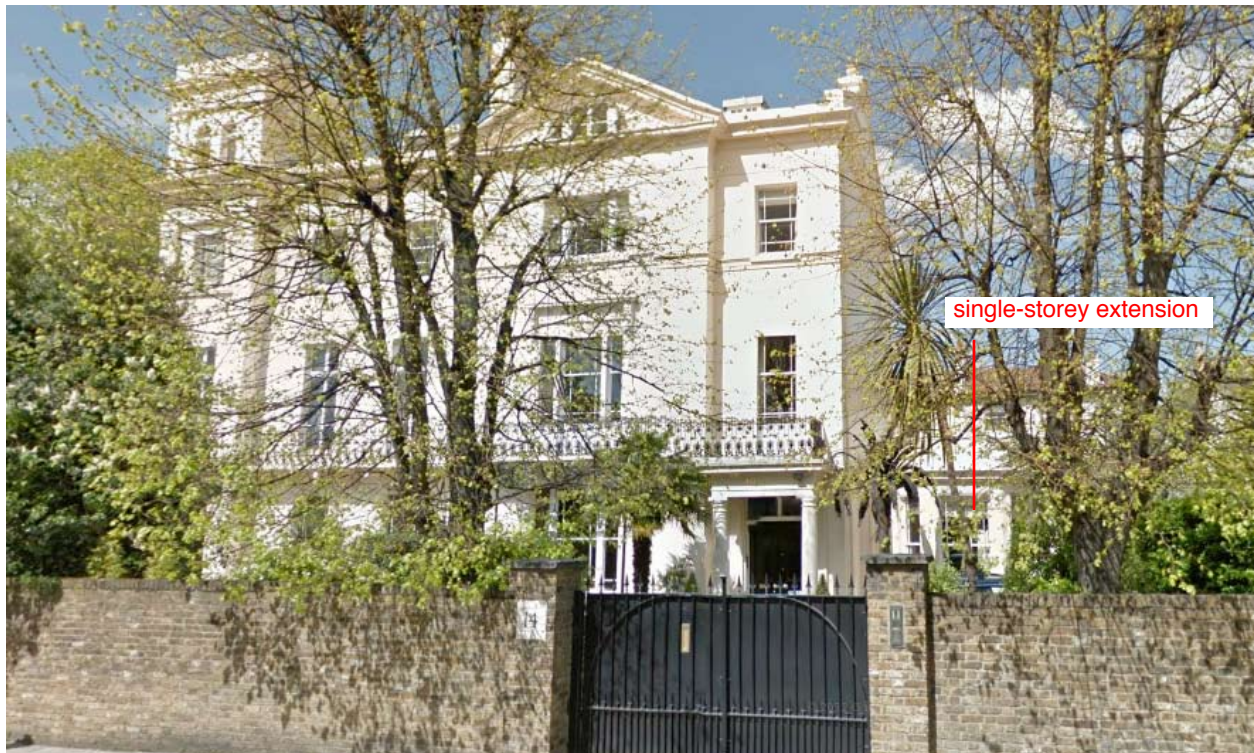
Grounds of Appeal to Householder Application Consent: 2013/2542/P

The current refusal which we are appealing is for a reduced scale of first floor side extension to reflect the reasons of refusal of the previous application 2012/2388/P and dismissed appeal APP/X5210/A/12/2180777.

The primary reason for refusal of the householder application consent is that the scheme is contrary to the policies CS14, DP24 and DP25.

'The proposed first floor side extension, by reason of its siting, height and bulk, would unbalance the symmetry of the principle façade, to the detriment of the character and appearance of the host building and the wider Primrose Hill Conservation Area'

We argue that subtle asymmetry is a predominant characteristic of all the semi-detached villas along this stretch of Prince Albert Road. To back this up we show below photographs of the other adjacent villas along the road, only one of which is symmetrical. Indeed this characteristic was recognised by the Primrose Hill CAAC who objected to the proposal for a single floor extension to the opposite half of this villa (no.12) precisely because it would give symmetry to the building, which would be 'historically false and misleading'.



14-15 Prince Albert Road

14: single-storey side extension

15: no side extension



10-11 Prince Albert Road

10: no side extension

11: no side extension



8-9 Prince Albert Road

8: no side extension

9: two-storey side extension



6-7 Prince Albert Road

6: no side extension

7: two-storey side extension

We appreciate that the scale and height of the previous application themselves were not reasons of the refusal of the appeal, but the asymmetrical appearance of that would give.

The new extension has been set back from all three facades and lowered substantially, which makes it almost invisible from the street level. It gives an impression of a lantern skylight rather than single-storey extension. This new proposal will maintain the reading of a side extension as subordinate to the host building.

It will be in keeping with the existing asymmetry character of the pair. Although if side extension to No. 12 is built to 'repair the symmetry', asymmetry will be very subtle as we have demonstrated this with illustrated diagrams in our Design and Access statement.



12-13 Prince Albert Road
Existing elevation



12-13 Prince Albert Road
Proposed elevation

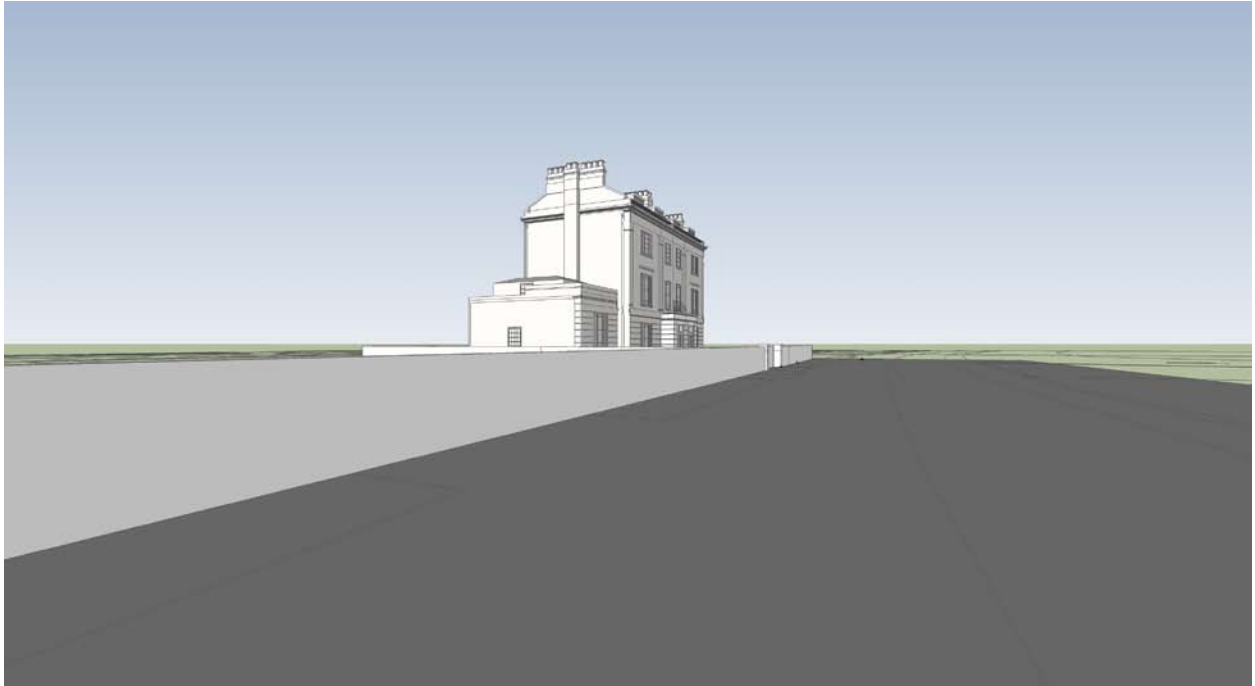


13 Prince Albert Road
Existing elevation - gap between 13 and 14 Prince Albert Road



13 Prince Albert Road
Proposed elevation - gap between 13 and 14 Prince Albert Road

We note that the Primrose Hill CAAC have objected to our lack of demonstrated long views. Very long views are totally obscured by trees and vegetation but we have proposed a diagonal view from the South West and South East to answer this lack.



13 Prince Albert Road
Long view - from South West



13 Prince Albert Road
Long view - from South East