

Objections to Building Application 13 Prince Albert Road NW1 7SR **(Application reference 2013/2542/NEW)**

We strongly object to the proposed building work application for 13 Prince Albert Road NW1 7SR.

The requested changes will adversely affect the quality of life in our family home.

Our objections are as follows and I am happy for Mr Sam Fowler or one of his colleagues to visit my property to assess in more detail:

General Objections

1. Change of Architecture of Grade II Listed Nash Building

The proposed building works will seriously disturb the character and architecture of this Grade II listed Nash building.

The houses on Prince Albert Road are part of Nash's original plan for Regents Park and as such should be protected.

It will also not be in keeping with the neighbouring listed buildings in the area and therefore disturb the symmetry of existing architecture.

The Primrose Hill Conservation Area statement published in December 2000 states that these houses are of special and architectural interest.

To protect these houses on the 3rd March 1983 and under the Town and Country Planning General Development Orders an **Article 4 Direction** was given to this house and surrounding properties requiring detailed planning applications to be submitted for even minor alterations. This action was taken to protect these properties from inappropriate alterations.

It states in the Primrose Hill Conservation Area Statement that "It is an offence to carry out unauthorised works" and that there are "unlimited penalties" that can be imposed.

A significant factor in deciding to purchase our property was that it is in a protected non-urban area surrounded by buildings of architectural importance. The area is governed by the Crown Estate and Camden Council and these organisations have always sympathetically cared for Regents Park, it's properties and the surrounding areas. If the building application is granted this will be contrary to the above.

2. Negative Impact to Regents Park Conservation Area

The proposed building works also detrimentally impacts the surrounding conservation area – as stated above, by reducing the amount of sunlight to trees and gardens in the surrounding neighbourhood.

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Personal Objections

3. Light

The proposed building works will seriously reduce the amount of light entering the rear windows of our house.

Our House is already in shadow from 13 Prince Albert Road.

The rear of our house is south facing, and therefore the only source of sunlight enters our rooms from this side. The proposed work will significantly block sunlight to all floors, including the basement level.

In a previous attempt to gain planning for an extension of this nature Ms Waterman's advisors commented on light reduction. We strongly disagree with the figures published by the applicant assessing the percentage of light reduction to our property. Please note that the assessors themselves stated in the plan, there are limitations in their calculations – for example they have not assessed our property and do not know the size and function of our rooms.

The loss of both daylight and sunlight from this project is unacceptable.

4. View

The proposed building works will obstruct the views of the sky and of Regents Park.

From basement and ground floor – the sky view will be completely obstructed.

From the first to the second floor – the views of the sky and the views of the Regents Park will be obstructed.

The views of Regents Park were a significant factor in our decision to purchase our home.

We are enclosing pictures of the current views also illustrating loss of views and light should the building works be approved. I am happy to supply more on request.

Current Views:

Fig 1. View and light from left living room window (13 PAR already blocking light)

Fig 2. View and light from right living room window (remaining light would be lost if plan approved)



Fig 1.

Fig 2.

5. Shadow in Garden

Our garden is already in shadow from this building (13 Prince Albert Road) and surrounding buildings, as well as tall trees in the conservation area. This proposed building work will make the situation even worse.

The loss of sunlight will therefore have a detrimental effect on the existing trees, shrubbery and foliage in our garden.

It is our understanding that these trees are protected by the conservation area.

6. Precedence set for adjacent house

If the proposed building application is granted, precedence will be set to allow adjacent houses to carry out the same alterations to their property. This will magnify all the points made above – reduction of light, obstruction of view and increased shadow in our garden.

In addition if this application is granted the applicant may then lodge a further application to add yet another floor to this side extension.

7. Reduction of Privacy

The proposed building works will significantly reduce privacy to our bedrooms.

8. Physical Disturbance of Building Work

The applicant has been granted approval for a large basement. The building works that are currently underway have been very noisy and there has been a significant level of dust pollution to all surrounding properties and to the conservation area in general.

Summary

In summary, the proposed building works will have a negative effect on the architecture of this listed building and will be detrimental on our family's quality of life.

We are therefore strongly objecting to the planning application for 13 Prince Albert Road NW1 7SR.

We will also be writing to the Crown Estate and the Friends of Regents Park and Primrose Hill stating our concerns and objections.

Thank you.

Dr Garry P. Mancini

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