

- 5.14 Views of the roof garden are obscured by other buildings within Prince Albert Road and the well established planting in and around the area.

View from neighbouring 21 and 22 Prince Albert Road

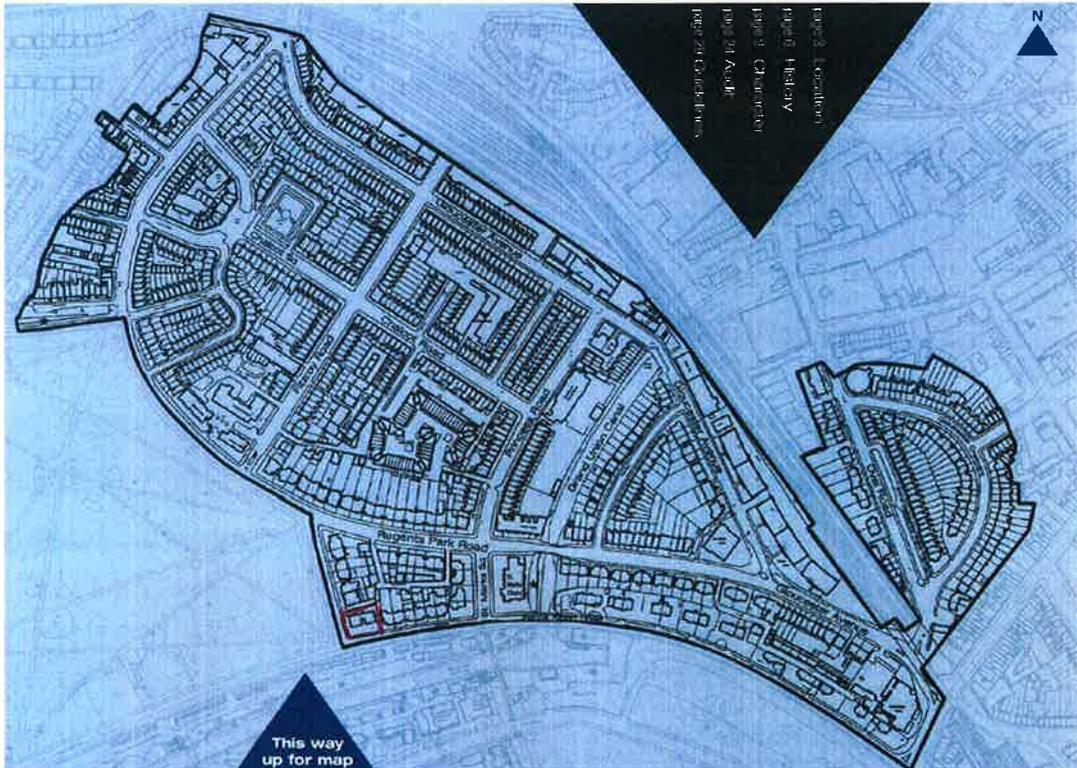


View from the West



- 5.15 The NPPF clearly states that local planning authorities should refuse consent where new development would lead to 'substantial harm'. In this instance views of the proposed development are limited and there has historically been identical plant and equipment within the roof garden. Consequently, the proposals do not create a new intrusive element within the Conservation Area and therefore do not cause harm.
- 5.16 The application building sits in the very south-western corner of the Conservation Area. Primrose Hill is not within the designation, but is registered as Metropolitan

Open Land and a Site of Nature Conservation Importance. Views of the proposed development actually from within the Conservation Area are therefore limited.



- 5.17 The Primrose Hill Conservation Area Statement identifies the aspects of Prince Albert Road that are of heritage significance as being the coloured Crown Estate villas, particularly No's 1 – 5, that are at the eastern end of the road. No 23 Prince Albert Road is actually listed in the Statement as a 'negative building'. These are classed as detracting from the character and appearance of the Conservation Area because of their bulk, scale, height, materials and the way in which they address the street. Therefore in considering whether there is any harm caused, the application building should be afforded little weight as any perceived impact would not be significant. The proposals do not detract from the character and appearance of the Conservation Area and are in accordance with the NPPF and policy DP25 of Camden's Development Policies Document