

**ADVICE from Primrose Hill Conservation Area Advisory Committee**  
12A Manley Street, London NW1 8LT

7 January 2015

Flat D 1 Princess Road London NW1 8JN 2014/7685/P

**Strong objection.**

1. This house is one of a coherent group of terraced houses to a large degree unified by the roof, which has eaves to the main external walls, with hips at both ends. This roof form means that the houses are also distinctive from most of the terraces in Princess Road, which have roofs behind raised parapets. The group unity and distinction are both important to the significance of the character and appearance of the conservation area. The proposal to replace the roof and raise the flank wall would thus destroy the unity of the terrace and harm its distinctive character. It is for this reason that policy guidance PH18-19 categorizes this group of houses as being buildings where 'roof extensions and alterations which change the shape and form of the roof are unlikely to be acceptable.' (*Primrose Hill conservation area Statement*, pp. 31-32). This policy is particularly important in this case because of the unified character of the group and its distinctive status in Princess Road. Consequently the proposal would neither preserve nor enhance the character and appearance of the conservation area. It is the sort of harm which conservation areas were devised to prevent.

2. There is, in this case, a further consideration. The property is adjacent to the Listed Building at 4 St Mark's Square (itself abutting 36 Regent's Park Road): the flank wall and hipped roof of the application property face the rear of this house (no. 4). The hipped roof at 1 Princess Road complements the hipped roof at the Listed no 4 St Mark's Square. To raise the flank gable as proposed would be intrusive into this balance of roofs, harming the setting, and thus the significance, of the Listed Building.

3. We do not see any public benefit outweighing the harm to both the conservation area or the significance of the Listed Building and its setting.



Richard Simpson FSA  
Chair