

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

21 January 2015

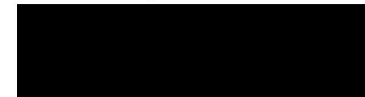
11 Prince Albert Road London NW1 7SR 2014/7605/P, 2014/7607/L

**Objection**

The Committee reviewed this application following informal 'pre-application' consultation with the applicant on 3 September 2014. See our attached advice.

While we recognize that the applicant has modified the current proposals in respect of some aspects of our advice of 3 September, we continue to object to the scheme.

1. The proposals would harm the overall symmetry of the pair of houses at 10 and 11 Prince Albert Road, which are a unique survival in this group of Listed houses. This symmetry is a matter of architectural integrity, as well as visibility (see also pre-app advice).
2. Extensions should also, following policy, be subservient to the main building, but this extension would add spaces of a quite different character and scale to the original house. The hierarchy of spaces of the Listed Building would be harmed.
3. The Listed house has also to be considered in its setting, which is a garden. The extended side block would take up a significant area of the side garden, which it would, by its mass and bulk, also dominate. Again, this would seriously harm key elements of the recognized significance of the Listed Buildings. This harmful domination would be made worse by the extensive roof area.



Richard Simpson FSA  
Chair

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3 September 2014

Informal review: 11 Prince Albert Road possible side additions at lower ground floor and basement.

1. The Committee considered the draft proposals sent to us for informal review by ad design concepts, consisting of 7 drawings numbered 96-030 rev A dated September 2014.

2. Without setting out the full range of issues which the Committee considers material to an application for planning and listed building consent for the Listed Building, I summarize our three main concerns as:

2.1 the integrity of the Listed Building as part of a pair with no. 10 Prince Albert Road, the pair uniquely retaining their overall original symmetry in the group of which they are part;

2.2 the setting of the Listed Building itself, and of the pair;

2.3 the impact of changes to the Listed Building and its open space on the character and appearance of the conservation area, which the local planning authority has a duty to preserve or enhance.

2.4 We note the continued relevance of the Inspector's decision on the appeal dated 2011.

3. We recognized the objectives of a lower-ground floor addition, but the proposal is excessive in scale, especially in its extension beyond the rear building line of the original house. This would profoundly alter, and harm, the character of the Listed house. The Listed house would be enclosed at the side and at the rear, profoundly changing, and harming, the character of the house in its open space, one of the key elements of the recognized significance of the Listed Buildings.

4. The proposals as shown in these drawings are also harmful to the setting of the Listed Buildings. The extended additional side block would take up a significant area of the side garden, which it would, by its mass and bulk, also dominate. Again, this would seriously harm key elements of the recognized significance of the Listed Buildings. This harmful domination would be made worse by the extensive roof area.

5. The Committee discussed whether a different approach to the design of the rear elevation of the lower ground floor element could make the proposals more acceptable, but the excessive scale – the extended rear section in particular – would itself remain harmful.

6. Please let me know if you would wish the Committee to consider other proposals.



Richard Simpson FSA  
Chair