



Design and Heritage Statement

No.1d and no.9, Princess Road, NW1

These two properties sit at either end of the Italianate style terrace on the south side of Princess road, within the Primrose Hill Conservation Area. The proposal is to extend the end gables vertically in order to provide more accessible roofspace in both properties, along with a rear dormer window.

All materials used would be original and to match existing features. Slate tiles, lead flashings and painted timber fascias. Painted timber sash windows.

The following paragraphs were received from the council in relation to an earlier solo application for no.1d, **2014/7685/P**, along with our comments relating to how the points are now addressed:

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 [at one end only] would thus destroy the unity of the terrace and harm its distinctive character. Consequently the proposal would neither preserve nor enhance the character and appearance of the conservation area.

We would suggest that the revised proposal to elevate both ends of the terrace overcomes the problem of creating an imbalance, and would thereby preserve the character and appearance of the terrace.

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.

These roofs are quite irregular in appearance, a long way set back, and also have a variety of dormer windows within them. We would question how relevant their relationship actually is. A site visit can clarify this point.

Parking Provision

n/a

Access

These are residential properties, existing accessibility remains unaffected.