

Mr C Martin
Camden Regeneration and Planning
Town Hall
Judd Street
London WC1H 8ND

Dear Mr Martin

**PLANNING APPLICATION CONSULTATION 2015/1849/P
1 & 9 PRINCESS ROAD, LONDON NW1 8JR**

In response to your letter of 27 April, we have viewed the documents on your website and object to the proposals, for the reasons outlined below.

ARCHITECTURE AND CONSERVATION

In Camden's published *Conservation Area Statement for Primrose Hill*, the special character of nearly all the buildings in Princess Road is noted. 1-9 Princess Road is unusual, being we understand the oldest building in the road. No 1-9 is also of a different style, with a hipped roof, while all the other buildings opposite and to the North have valley gutter "butterfly" roofs behind parapets. The hipped roof also reflects the buildings to the South-West of No 1-9 in St Mark's Square and Regents Park Road, and in particular the adjacent Listed corner building – 4 St Mark's Square. To replace the hips with gables would change the character of Nos 1-9 substantially.

We also note that 3c Princess Road is subject to another planning application, with a different proposal for the roofs, and that it has been assigned to a different Case Officer. We are concerned about this fragmentation, and think the building needs to be considered as one piece, not as individual houses.

TOWNSCAPE

The change from hip to valley of No 1-9 would also change the townscape for the worse. At present, if one travels East along Regents Park Road, enters St Mark's Square, turns North into Princess Road, and then East into Kingstown Road, the vocabulary is one of hipped roofs, which gives continuity to the whole group of buildings in this corner. It also provides an openness to the entrance to Kingstown Road, and allows the Prince Albert pub (11 Princess Road) to be more of a landmark, and provide an effective transition to buildings with parapets.

LIGHT

To convert the hip on 9 Princess Road into a gable would turn the narrow Kingstown Road into more of a canyon. It will also affect light and view from the houses opposite, and in particular 8-12 Princess Road, as shown in the adjacent photograph.

HABITABILITY

We think it would be difficult to incorporate the structure, finish and insulation into a roof as thin as that shown on the drawings; so if the ridge remains at the existing height (which it must for continuity), we suspect that the ceiling height in the room may end up less than shown in the sectional drawings.



Yours sincerely

Bill and Elizabeth Bordass