



Planning and Listed Building Consent Application Extensions and Alterations to 11 Prince Albert Road

July 2015



Street View - Front elevation

The proposals put forward are for a single storey side extension at the lower ground level, a single storey basement excavation and internal alterations of the existing Grade II Listed building.

In developing the proposals a considerable effort has been put into studying the history of the building and the row of villas of which it form a part. Specific sections of this document further elaborate on the general architectural / design approach.

The proposals comprise:

- Addition of a single storey side extension with associated landscape design. This extension will be accommodated under existing side garden.
- Forming modest opening in the existing side wall to provide connection with the extension
- Removal of non-original partitions to all floors and addition of some new partitions, all in line with previous comments from planning officers.
- Repair of the structural cracks and possible augmentation of the side wall foundations, as suggested in the Structural Engineer's Report, in order to prevent further structural damage
- General renewal of interior fixtures and fittings, including removal of non-original floor and wall finishes and decorative features. Reinstatement of a more style and age appropriate interiors scheme



Aerial view

The site is located to the north of Regents Park; a grade I registered park and garden of special historic interest. It is within the Primrose Hill Conservation Area, which was first designated on 1st October 1971, and subsequently extended on 18th June 1985.

The building is a mid C19 semi-detached house which was listed as Grade II in 1974 with the following description: *"Street of 15 related detached and semi-detached villas. Mid C19. Probably built by J Guerrier and P Pearse. Nos 10 & 11: semi-detached pair. Symmetrical facade of 3 storeys and attics, 2 windows each. Attic dormers in slated mansard roofs. Entrances in central bays, recessed to 2nd floor level and separated by paired Ionic columns in antis supporting a simplified entablature with continues around the building. No.10, round-arched doorway, No.11, square-headed; both with patterned fanlights and panelled doors. Recessed sashes with margin glazing above. Slightly projecting outer bays with pilasters at angles rising to support entablature. Tripartite sashes; ground floors with pilasters supporting pediments, upper floors with consoles on mullions. Attic storey with recessed sashes having margin glazing and pilasters supporting cornice and parapet. Tall slab chimney-stacks."* It is listed for its group value with the detached and semi-detached villas 1 to 15 (consecutive) Prince Albert Road. The building is attached to the semi-detached villa at 10 Prince Albert Road, which is also listed as Grade II.



Rear elevation



View of the row of villas

The front and side elevations of the building mostly retain their original form. The rear of the property has been extended and altered in the later 20th century, possibly as a result of bomb damage sustained during the Second World War and subsequent external alterations undertaken in the late 20th century. These later alterations are evidenced by later brickwork and the insertion of concrete window lintels. For further details please refer to Heritage Statement submitted in support of this application.

Internally, the property has undergone extensive alterations on each floor with an associated effect on plan form, circulation, stylistic detailing and character.

The design rationale behind this proposal is to improve the living accommodation and provide additional space whilst preserving the special interest of the listed building and group of which it forms a part in line with the requirements of the Planning (Listed Buildings & Conservation Areas) Act 1990.

The Heritage Statement which forms part of the application describes the compliance of the proposed scheme with the relevant planning policies in more detail.



The interior works will include renewal of interior fixtures and fittings, including removal of non-original floor and wall finishes and decorative features. Reinstatement of a more style and age appropriate interiors scheme will take a place and make the house interior appreciative the building's heritage and historical and architectural merits.



The building interior has been significantly altered over and non sympathetic fixtures and features were mixed with remaining original elements.

The application follows various previously submitted applications. The proposals have been amended to take into account the advice received from the officers as well as Primrose Hill Conservation Area Advisory Committee. Previously proposed upper ground floor level has been omitted, and the proposed side extension buried under the existing side garden and obscured from external views. The internal layouts are amended to preserve the original cellular plan form and spatial quality of the listed building. The proposed lower ground floor, because of its sunken position, will allow for the reinstatement of existing gardens and provide an opportunity for landscape enhancements. This extension will virtually cause no visual impact to the existing house. It will be discreetly accessed via single door within one of the existing lower ground rooms.

The previous owners of the building submitted a planning and listed building consent applications in October 2010, which were refused in December 2010 under reference 2010/5644/L and 2010/5636/P. The subsequent appeal was dismissed in July 2011 under reference APP/X5210/E/11/2149277 and APP/X5210/A/11/2149781. The applications included a three storey side extension which was deemed unacceptable for the reasons of its size and siting. However, the appeal inspector made the following comment regarding the impact on the adjoining occupiers in Prince Albert Road in their and the property at the rear, No 15 Regent's Park Road: "The proposed extension would not harm the living conditions of the adjoining occupiers, with regard to outlook, overlooking and privacy, and daylight and sunlight. It would satisfy LDF Policies CS5 and DP26, which seek to protect amenity and the quality of life of neighbours." Another subsequent application (ref. 2014/1066/L and 2014/1054/P) involving proposal for two storey extension was also dismissed on appeal. The current proposal follows intensive negotiations with the planners and other interested parties (PHCAAC). It is considered that this proposal fully address previous concerns and that it entirely maintains the integrity of the existing house. Following the officers consideration of this proposal in the course of the pre-application process, which included a meeting on site, the Council's conservation officer, Ms A Powell summarises in her comments: **"I consider the smaller option under the terrace to be the more appropriate design because it remains clearly subordinate in terms of the domestic hierarchy, scale and internal spatial character. The lower ground floor link through from the listed house appears relatively modest and in an area of low historic and architectural significance of this very fine building. As such I would in principal support a listed building consent application for the smaller option which I consider would have only marginal impact on the historic house and garden."**

It is also considered that the current proposal would have no adverse effect on the living conditions of the adjoining occupiers.

A small visible portion of the proposed extension at rear will be executed in keeping with the existing building and garden walls. The detailing is of the same period but slightly more modest to emphasise the extension being subservient to the main building. This is in keeping with the pre-application advice received.

In conclusion, the proposals have been carefully balanced to protect the historical value of the heritage asset and to preserve and enhance the Primrose Hill Conservation Area.