

Melinda and Brian Carroll
7 Prince Albert Road
London NW1 7SR

Ms. Laura Hazelton
Regeneration and Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

March 19, 2016

Re: Planning Application Ref: 2016/1065/P, Associated Ref: 2016/1221/L

Dear Ms. Hazelton,

We are writing to you in response to the application submitted for 8 Prince Albert Road by Ms. Claire Harrow (on behalf of PAR Ltd.) for the:

"Erection of 3-storey extension; replacement of 2 x existing windows with new doors and a rear lower ground and ground floor level; and installation of new staircase from ground floor to garden level".

As the owners and occupants of 7 Prince Albert Road we have examined the proposal and strongly object to the planning application for Number 8 Prince Albert Road and refute many of their statements.

Our objections to the redevelopment proposal for Number 8 Prince Albert Road can be summarised as follows:

- The extreme loss of light, garden and open views for our home due a three-storey addition extremely close to our property line.
- The significant massing of No. 8, in a three-storey addition extremely close to the property line with No. 7, is not a reasonable distance from our shared boundary line. This addition would loom over our home and garden. We encourage the Council to scrutinise the plot sizes, house to garden ratios and the spaces between villas on Prince Albert Road to understand how the proposed addition would deviate from current standards on the Road.
- We are deeply concerned that the large listed Sycamore tree that abuts the property wall shared with Number 8 in the front of our property will be damaged by the proposed addition. The tree trunk has a diameter of approximately 3 feet, which would correspond to a root ball extending up to approximately 30 feet in diameter.

- We strongly disagree that the current view of Numbers 8 and 9 are “spoilt” because of the lack of symmetry. The architecture of the houses still clearly reveals the original symmetry. Indeed, the lack of matching 3 storey addition highlights the blandness of the 1986 add-on to Number 9.
- This addition would have a negative impact on other neighbouring properties (including those on Regents Park Road and Gloucester Avenue, notably the Grade II listed Cecil Sharp House).
- The Grade II listing status of houses 1-15 on Prince Albert Road was conferred due to properties of each house as well as the group setting. The view and effect of this grouping of listed houses is also highly visible from the Grade 1 listing of Regents Park and therefore very meaningful to Primrose Hill. The redevelopment of Number 8 illustrates a “substantial harm and a total loss of the significance of a designated heritage assets” (NPPF paragraph 133) as it would completely eradicate evidence of the original design of the building.

We have only to look to Camden’s own Conservation Area Statement for Primrose Hill to substantiate why 8 Prince Albert Road, in its original and existing form, should not be granted the requested building works proposal to alter its structure, size, gardens and open views.

- **Conservation Area Statement for Primrose Hill, Character and Appearance of the Area** pertaining to Sub Area One, page 9:

“This sub area is characterized by a low density of development and abundant vegetation with a large number of mature street trees and private trees to garden areas creating green corridors to the principle roads. These roads are dominated by large villa style properties that are set back from the highway and surrounded by substantial garden spaces. Rear gardens are also visible through gaps between buildings and in views from secondary roads and mews.”

- **Conservation Area Statement for Primrose Hill, Topography and Character, Primrose Hill and Regent’s Park, page 11:**

“Primrose Hill and Regent’s Park reinforce the green character of the Conservation Area. Large sections of Albert Terrace, Prince Albert Road and Regent’s Park Road run direct alongside the parks, affording views across the parkland and of mature trees that line the edges of these open spaces. Located opposite the parks are the grandest properties within the Conservation Area, in terms of height, decoration and relationship to plot. Notable examples are the ream colored Crown Estate villas on Prince Albert Road. These properties have highly decorative stucco work to the front elevations and are set back from the highway with high boundary walls and substantial front and side gardens, containing mature trees. The significance afforded to the relationship between these buildings and Regent’s Park is clearly illustrated at Nos. 1-5 Prince Albert Road. Here, the substantial front garden areas have been achieved at the expense of the rear gardens, which are either narrow or non-existent, with a number of buildings backing directly onto Regal Lane. The narrow overall width of the plots allows numerous views of the rears of properties on Regent’s Park Road and within Regal Lane.”

- **Conservation Area Statement for Primrose Hill, Topography and Character, Mews, page 12:**

"Views of the backs of the villa properties, rear gardens and boundary walls are also important and create a high degree of enclosure and privacy to some parts, which is punctuated by areas of relative openness and vegetation."

The Planning Act of 1990 states a Grade II listed building means it is "of special interest warranting every effort to preserve them." It is well documented that the Prince Albert Road villa numbers 1-15 were part of the Crown Estate and an original element designed by John Nash for Regents Park. The proposed building works at Number 8 would alter every element of the property that have been deemed special by the laws of conservation and preservation.

The supposition of Number 8's application can be reduced to two statements: (i) they claim they will not be causing any loss or harm to surrounding properties and (ii) they are recreating what was once a symmetrical composition between Numbers 8 and 9.

As the immediate neighbors at 7 Prince Albert Road we strongly believe that the first tenet of their proposition is fundamentally untrue. Their proposal would certainly negatively impact our habital space, causing a massive loss of light and open views.

In addition, we firmly refute the merit Number 8 Prince Albert Road gives to the 1986 addition on Number 9. The addition at Number 9 Prince Albert Road did destroy the original symmetry of the design, however it did not completely eliminate the symmetry of the pairing. All the heights and decorative details on Number 9 are clear copies of Number 8 and so the overall effect is pleasing and certainly contributing to the grouping of villas 1-15. We disagree that creating a mirror image of the 1986 addition is a beneficial aesthetic for the area. Instead, granting an equal size addition to Number 8 would double the overall size of this grouping of villas and dramatically restrict the open views, garden and light present in this area. Ultimately, it is our strong belief that matching a 1986 planning approval would set a dangerous precedent in the neighbourhood.

We would welcome and encourage you to visit our home and gardens at Number 7 Prince Albert Road so you could view in person the habital loss to our property (as well as surrounding properties). We would also be very interested in attending any meeting to discuss the proposed planning application, given its significant impact on our property.

[REDACTED]

We greatly appreciate your consideration and thank you in advance for your time.

Kindest regards,

[REDACTED]

Melinda and Brian Carroll