

June 2, 2016

Ms. Laura Hazelton
Regeneration and Planning Development Management London Borough of
CamdenTown Hall
Judd Street
LondonWC1H 8ND

Re: Application Numbers 2016/2700/P & 2016/2723/L for 8 Prince Albert Road

Dear Ms. Hazelton,

We are writing in reference to the revised planning and listed building proposals submitted by No. 8 Prince Albert Road for a lower ground extension and roof terrace with associated doors and new windows. We appreciate the Council's decision to protect the heritage designation of this house and block of Grade II listed homes by not granting approval for the initial proposal of a 3 storey extension of No. 8. However, we are gravely concerned about the current submission which proposes a lower ground extension with roof terrace, french doors and new windows on the east facade.

The proposed roof garden would have a negative impact to the preservation of this Grade II listed block of buildings. In addition to the unnecessary nature of a roof garden in this setting, the addition would be visible from the street and reflect a deviation to the historic aesthetic valued by Camden. The Council has been very careful to protect rear views and roof top views as well as the facade and architecture integrity of Grade II listed buildings in the area. We hope the Council will continue to protect the architectural integrity of listed buildings in the Primrose Hill Heritage area.

In addition, the building works proposed would overlook our property and interrupt the privacy we currently enjoy from our garden, garden room, reception room and bedroom/study. New windows and french doors facing our property were not in the first proposal submitted by No. 8. We know the initial design was to replicate exactly how the building appears now on the east side of the building. To quote directly from the original proposal (2016/1065/P), page 8, Privacy and Overlooking, in the Cover Letter:

"The proposed extension has been sensitively designed so that there is no additional

overlooking of neighbouring properties and to maintain residential amenity and privacy. The principal windows on the proposed extension are located to the front and rear away from No. 7 Prince Albert Road. On the side elevation the only windows proposed are lower ground floor level serving the proposed the gym and play room, these windows look out onto the side garden of No. 8 Prince Albert Road and are below the level of the existing boundary wall with No. 7. At ground and first floor level there are no windows proposed to the side (east facing) wall of the extension, and only blind windows in stucco are shown to provide an appropriate response to the hierarchy and detailing of the facade. There will therefore be no overlooking or loss of privacy to the neighbouring property at No. 7, and all other properties are sufficiently far away that the proposed arrangement of windows will have no additional impact over and above the existing arrangement of fenestration at the property."

The same concerns about privacy and outlook that No. 8 described in their first proposal should certainly be maintained in this second generation request for building permission.

The proposed extension and roof terrace are also extremely close to our property line with No. 8. If approved, the new building would be 2.6 meters from the boundary wall and yet, our house is approximately 4.2 meters from the boundary wall. We would expect that any review of this proposal would carefully consider the size and scope and proximity to the property line of the intended extension.

We encourage you to come to our home to view the impact the proposed building works would have on the privacy and setting of our rooms and garden.

Thank you for your review of this matter and we appreciate your consideration.

Kind regards,

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