



Nathaniel Lichfield
& Partners
Planning. Design. Economics.

No. 8 Prince Albert Road

Heritage Statement (Revised)

Refs: 2016/2700/P & 2016/2723/L

PAR Ltd.

18 July 2016

14960/IR/DCa

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1.0 Introduction

1.1 This Heritage Statement has been prepared by Nathaniel Lichfield & Partners to accompany applications for planning permission and listed building consent for a single storey single extension to No. 8 Prince Albert Road, Camden.

1.2 The description of development (on the planning and listed building consent application form) is:

“Demolition of existing garden wall, steps and other features and erection of one storey side extension with new internal door between the proposed extension and original dwelling at lower ground floor; replacement of an existing window with new doors and blocking up of another window at rear lower ground floor. Creation of a new single door opening to the side of the rear wing at ground floor level; installation of new staircase from ground floor to garden level; and creation of new steps to the side and rear garden. Creation of a double door in the ground floor side elevation to access terrace over extension and creation of a further new window opening at first floor level. Removal of existing marble front entrance steps and replacement with limestone steps.”

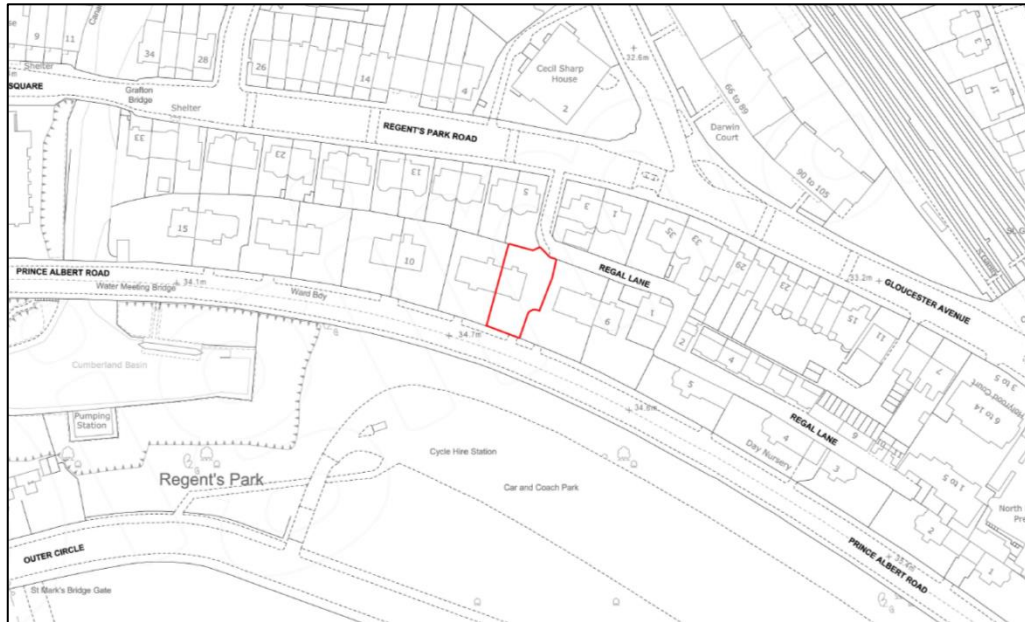
1.3 No. 8 Prince Albert Road is Grade II listed, forming part of a wider group of listed buildings comprising Nos. 1 to 15 (consecutively) Prince Albert Road (see List Entry Description at Appendix 1) and located within the Primrose Hill Conservation Area.

1.4 In accordance with the statutory requirements under the Planning (Listed Buildings and Conservation Areas) Act 1990, and national and local policy requirements, this Heritage Statement has been submitted to consider the impact of the proposals on the heritage assets concerned. It should be read along with all of the other accompanying submitted information, in particular the Design and Access Statement and application plans and drawings.

2.0 Site and Surroundings

The Site Location

- 2.1 The application site is No. 8 Prince Albert Road (see Map 2.1 below and Existing Site Plan). The site is located on the northern side of Prince Albert Road (the A5205) opposite the north east portion of Regent's Park close to the turn in the Regent's Canal.



Map 2.1 (above): Site Location Plan of No. 8 Prince Albert Road

- 2.2 The site comprises a semi-detached single family dwelling house that forms a pair with No. 9 Prince Albert Road. The pair is bounded to the north partially by the rear of properties on Regent's Park Road and partially by Regal Lane.
- 2.3 To the south of the site is Prince Albert Road, which borders and runs parallel to the course of the Regent's Canal along the northern boundary of Regent's Park. To the east and west of the site are further pairs of residential semi-detached properties on the same road (Nos. 6 and 7 Prince Albert Road to the east and Nos. 10 and 11 Prince Albert Road to the west).

Site Description

- 2.4 No. 8 Prince Albert Road comprises a substantial semi-detached classical villa of three principal storeys, plus a lower ground floor (semi-basement) and an attic level within a mansard roof (see Photograph 2.1). Its original pair villa was No. 9 Prince Albert Road.



Photograph 2.1 (above): No. 8 Prince Albert Road, Front Façade.

- 2.5 The pair of properties originally presented a symmetrical neo-classical façade of four bays. Following the destruction of No. 9 Prince Albert Road by WWII bomb damage, the site sat empty until the late 1980s when permission was granted in March 1986 (Camden Ref. PL/8501885) for a reconstructed dwelling on the site.
- 2.6 The lost house (No. 9) was reconstructed in facsimile to match the design of the pair dwelling at No. 8. However at the same time, and integrated with this reconstruction, an additional side 'extension' to No. 9 was included within the reconstruction. This side extension is two storeys, plus a lower ground floor (so rises to first floor level to the west side of the principal house). The side extension, while in a similar style and matching materials to the original dwellings, disrupts the symmetry and balance that the original pair of villas possessed (see Photograph 2.2).



Photograph 2.2 (above): Nos. 8 and 9 Prince Albert Road, Front Façades. No. 9 (left) rebuilt in facsimile in late 1980s with two storey side 'extension'.

- 2.7 The pair of properties are listed as a group with Nos. 1 to 15 (consec.) Prince Albert Road (see List Entry Description at Appendix 1). The properties date to the Mid-19th Century and are understood to have been built by J. Guerrier and P. Pearse.
- 2.8 Within the listing description for the group, Nos. 8 and 9 are described in the following detail:
- “Nos 8 & 9: semi-detached pair, No.9 rebuilt in facsimile following war damage and included for group value. 3 storeys and attics. Symmetrical facade of 4 windows plus 2 storey single window extension to No.9. Attic dormers in slated mansard roofs. Outer entrance bays slightly projecting with segmental-arched porticoes with keystones and parapet. Square-headed doorways with fanlights and panelled doors. Corinthian pilasters rising through 1st and 2nd floors flanking recessed sashes with margin glazing. Houses divided by paired Corinthian pilasters to either side of which tripartite sashes; 1st floor with floating cornices; 2nd floor with sill band continuing across the front of the houses. Simplified entablature. Extension with 2-light windows having margin glazing.”*
- 2.9 The properties are brick built with stucco fronts and sides returning to exposed brick rears. The fronts and sides of the properties are painted cream to match the majority of buildings located within or on the boundaries of Regent’s Park.

The Surrounding Area

- 2.10 The site is located within a predominately residential area to the north of Regent's Park. Prince Albert Road is a broad road that runs around then north of Regent's Park, the road itself is not tree lined, but an impression of an avenue is created by the trees located variously in the gardens of the properties on the northern side of the street or along the Regent's Canal and Regent's Park to the south (see Aerial Photograph 2.1).
- 2.11 Only the northern side of Prince Albert Road is developed with substantial semi-detached properties, set back from the road behind front gardens. The front boundaries are defined by brick walls and gate piers. The buildings are predominantly two full storeys sitting on a semi-raised lower ground floor with an attic level. Some of the pairs of villas have been extended at roof level or with side extensions in varying designs.



Aerial Photograph 2.1 (above): Wider Context of the Application Site with Regent's Park to the South (© Google Earth).

- 2.12 For details on the historic context and development; relevant planning history and relevant legislation and policy considerations, please refer to the relevant Appendices.

3.0 **Statement of Significance**

3.1 The National Planning Policy Framework (NPPF) highlights the importance of understanding and describing the significance of heritage assets, and using this understanding to inform development proposals.

3.2 Annex 2 of the NPPF defines significance as follows:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

3.1 Historic England’s Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (April 2008) also assists in understanding significance. This document states that significance embraces the heritage values that people associate with an asset. These are: evidential, historical, aesthetic and communal. Any one of these heritage values may be attached to a place.

3.2 Historic England’s Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015) provides an accepted methodology for identifying impacts on significance as a result of impacts on setting.

Significance of No. 8 Prince Albert Road

3.3 As established above, No. 8 Prince Albert Road forms part of a group of detached and semi-detached villas facing Regent’s Park. They are valued for their homogeneity, symmetry, grand stucco facades and overall planned composition. Dating from the mid nineteenth century they were probably designed and built by J Guerrier and P Pearse. No. 8 Prince Albert Road forms part of a semi-detached pair with No. 9, which was rebuilt in facsimile in the late 1980s following WWII bomb damage.

Architectural Value

3.4 The external appearance and form of No. 8 Prince Albert Road remains in its original or early form, and reads as part of the contemporary group of Regency villas at Nos. 1 to 15 Prince Albert Road. The frontage is of primary architectural interest. The side and return elevations are subservient to the front facade and as such are considered to be of lesser detail, order, and consequently significance.

3.5 The interiors of No. 8 Prince Albert Road have been significantly altered on each floor, affecting plan form, circulation, stylistic detailing and character. The proportions of the house are traditional and hierarchical, with the principal floors at ground and first floor level. The second and third floors have reduced proportions and the basement is subservient both in proportion and character.

These five floors remain readable as a traditional hierarchical domestic dwelling.

Historic Value

- 3.6 The building lacks any known historic associations of note and was not a part of the Nash masterplan for the wider Regent's Park development, although Nos. 1 to 5 Prince Albert Road does fall within Crown Estate Land. Any historic interest in this property relates to it forming part of a group of contemporary villas constructed with a primary frontage onto to the then recently (c.1810s-40s) formed Regent's Park. The historic value of the exterior and the contribution it makes to the wider streetscene is largely retained.
- 3.7 As regards the interior, the extent of alterations and high level of refurbishment to the form and fabric of the building has negatively affected the illustrative historic value of the interiors and spaces. In this regard much of the original historic value of the interior layout and its social/functional hierarchy has been lost, and consequently the contribution and significance of the interior of the building is much reduced.

Artistic Value

- 3.8 The building has no known artistic value or association. Those parts of the building affected by the current proposals are not of an artistic interest associated with the physical architecture of the building.

Archaeological Value

- 3.9 The building is not of archaeological interest, and no known archaeological interest is attributable to the application site.

Setting of Nos. 1-15 Prince Albert Road

- 3.10 The houses within the group of listed buildings are set in large private gardens, well back from the road which is wide and curves around the side of Regent's Park. Their setting is therefore of open spaces with fairly abundant greenery. The setting of the buildings contributes to their significance as grand, symmetrically planned Italianate villas.

Significance of Primrose Hill and Regent's Park Conservation Areas

Primrose Hill Conservation Area

- 3.11 The Primrose Hill Conservation Area consists of "*a series of well laid out Victorian terraces,*" and is predominantly residential, although it does have some local industries. Following the sale of Lord Southampton's estate, houses were constructed sporadically during the 1840s, mostly around Regent's Park and towards Camden Town. The houses predominantly followed the plan of

grand terraces or villas. The area suffered substantial bomb damage during WWII, necessitating considerable repairs or total demolition. Large scale redevelopment occurred in the 1950s and 1970s on Regent's Park Road and Auden Place, respectively.

Regent's Park Road South, Sub Area One

- 3.12 The sub area, which forms the south part of the Conservation Area, is predominantly residential and characterised by large villas surrounded by greenery, with green corridors and mature trees along streets. The Italianate villa is the most common type of house along the primary and secondary roads within the area.
- 3.13 Designed to be grand, villas are set back from the road and incorporate a number of decorative features with raised ground floors. Most of the villas are either semi-detached or part of terraces, many of which are detailed to look like one large villa. Symmetry is the most common method of unifying the pairs or terraces. The sub area's grandest properties are opposite Regent's Park and the Prince Albert Road villas are a notable example in terms of decoration, size and plot relationship.

Significance

- 3.14 The significance of the Conservation Area lies in its cohesively planned streets of symmetrical villas which are either detached or semi-detached. The overall style of the buildings in the area is predominantly classical with many stucco fronted houses set in generous grounds giving a sense of grandeur and elegance.

Regent's Park Conservation Area

- 3.15 Camden's Regent's Park Conservation Area covers the section of Regent's Park within its jurisdiction, a slim eastern section. The remainder is controlled by Westminster Council. The pattern of development within the Conservation Area changes as it moves further from the edge of the Park. The houses facing the Park are of "*the highest architectural hierarchy,*" and have tall, grand, stuccoed facades. Regent's Park is of both national and international significance for its uniquely composed, comprehensively master-planned landscape which is both classical and picturesque. It is considered to be a little piece of the country within the city.

4.0 **The Proposed Development**

4.1 This application seeks planning permission and listed building consent for a single storey side extension to the lower ground floor level east side of No. 8 Prince Albert Road, with a series of other associated internal and external alterations to the fenestration and exterior appearance of building. This includes adding an external cast iron stair to the rear of the building with a new door to provide access from the side of the kitchen rear wing at ground floor level, down to the garden level at the rear of the building. A single door within an existing non-original window opening is also proposed to the rear at lower ground floor level.

Lower Ground Floor

- Single storey extension adjacent to east elevation, with existing side door reused to provide linked internal access
- Blocking up of a non-original side window at this level
- New front light well and new side steps to the rear garden
- New single door opening from the rear bedroom
- Blocking up of a small non-original window to the rear bedroom

Ground Floor

- New limestone to replace existing marble steps to front entrance
- Fanlight above entrance door to be altered to match No. 9
- Replacement retaining wall to the side garden
- New permanent planter adjacent to proposed roof terrace
- Proposed single glazed door from east elevation to roof terrace (located above identical existing door opening at lower ground floor level)
- Addition of cast iron access stair to the rear between lower ground and ground floor levels
- Proposed new door opening to rear kitchen wing to provide access to new cast iron rear stairs (located above identical existing door opening at lower ground floor level)

First Floor

- New single glazed window in east façade on landing

4.2 There are no proposed alterations to the second or third floors included within these applications for planning permission and listed building consent.

Further details of the proposals can be seen on the accompanying drawings. The accompanying Design and Access Statement also provides more details of the works proposed.

5.0 **Assessment**

Assessment of Impacts on Significance

No. 8 Prince Albert Road (Grade II Listed Building as part of a Group with Nos. 1 to 15 Prince Albert Road)

- 5.1 No. 8 Prince Albert Road is a Grade II listed building forming part of a wider group. It has been established above that the significance of the group is derived largely from the qualities of the external appearance and hierarchy of the properties and the contribution they make to the streetscape.
- 5.2 The proposed extension has been designed to have similar fenestration, materials and detailing to the host villa (and neighbouring villas), to provide a seamless addition in terms of its appearance. In particular, the extension is designed using the same classical language and style and palette of materials, to match and complement the existing detailing at the host and neighbouring villa pair. The proposed extension is modest in scale, remaining entirely subservient to the host building, and therefore represents a sympathetic and scholarly addition to the listed building which respects its form, hierarchy, detailing and use of materials.
- 5.3 The location of the proposed extension and the existing slope of the garden allow the proposal to sit comfortably within the existing topography with a minimum of excavation. The single storey lower ground floor level side extension would sit below street level, and would be entirely obscured from views outside the site. The proposed roof terrace over would be visible above ground level within the site, but would not be visible in street level views from Prince Albert Road due to the high front boundary wall and gate. Similarly the proposal will not be visible from the rear of the site due to the existing high boundary wall and established vegetation and planting, which would remain unchanged following the proposed development.
- 5.4 The existing hierarchy of stucco and stock brick façades with appropriate detailing will be maintained to the front, side and rear elevations, with the stucco detailing to the front elevation, front light well parapet and side elevation of the proposed side extension matching the existing detailing, with appropriately detailed windows to the east facing side elevation at lower ground and first floor levels. The rear elevation will be of simple stock brick to match the existing rear, with French doors onto the garden at lower ground floor level in a design and finish to match the existing windows.
- 5.5 In terms of the external alterations proposed, including to fenestration and the addition of doors and steps to the rear, these modest alterations improve the functionality of the dwelling. These alterations are also on the least sensitive elevation; have been designed to a high standard in appropriate materials, and are consistent with such historic and more recent changes at other nearby listed properties. The impact of these alterations is neutral as they do not

detract from and would preserve the significance and interest of the building and are therefore acceptable.

- 5.6 The proposals for new fenestration to the side of the building are required to provide access to the terrace over the family room and to improve the level of light and outlook from the principal stair and hallway. These modest alterations are entirely in keeping with the design and hierarchy of the building which already has fenestration to the side elevation. Similar levels of external alteration have been approved elsewhere within the wider group of listed buildings, resulting in the loss of similar levels of plain building fabric.
- 5.7 Internally very few historic features remain as the interior of the building is much altered from extensive consented renovation and refurbishment works during the mid-late 1980s. Notwithstanding this, the proposed works to the interior of the building are kept to a minimum in both form and extent. The new openings are also designed sensitively to match the appearance and hierarchy of existing openings within the building. Therefore the very limited proposals for internal alterations would not impact on or cause the loss of any historic fabric of significance and the proposed works would have a neutral effect on the significance of the building and should be acceptable.
- 5.8 Only a small amount of alteration to the existing fabric of the listed building is proposed, and this is limited to both areas of low significance in terms of the architectural and historic interest, and is the minimum necessary to allow sensitive and well considered change. This includes providing access from the existing building through to the proposed accommodation, terrace and garden, and to improve the outlook and lighting within the existing accommodation.
- 5.9 Overall, the proposals are carefully designed in matching and appropriate materials that reflect the style and detailing of the building, and do not result in alterations to fabric of any notable significance or interest. As such, the proposals would not affect the remaining architectural or historic interest and significance for which No. 8 Prince Albert Road is listed, that is: its group value as part of a wider group of houses on Prince Albert Road, and its decorative façade with classical detailing.
- 5.10 In addition to the above, these proposals have been discussed at length in consultation with Council Officers under this determination and previous application submissions and the final detailed design is informed by the commentary provided and the details agreed.

The Setting of the Listed Building and Listed Buildings within the Group

- 5.11 The building's setting is comprised of its extensive garden, its semi-detached pair and its location on a primary thoroughfare opposite Regent's Park. The garden of the house is sizeable and this single storey extension would take up only a small portion of the outside space currently provided. The application site contributes neutrally to the building's significance as part of the building's

setting, and the proposed development does not materially alter the surrounding context.

- 5.12 The setting of the surrounding listed buildings would not be compromised as they are well separated from the site, surrounded by extensive private gardens and the proposed extension would not be visible outside the boundary of the site, except for limited intervening views through existing trees to be retained from the existing two storey (above ground) side extension to neighbouring No. 7 Prince Albert Road.

Primrose Hill and Regent's Park Conservation Areas

- 5.13 The proposed development does not affect the architectural or historic value of the Primrose Hill Conservation Area, nor the adjacent Regent's Park Conservation Area.
- 5.14 The Primrose Hill Conservation Area is notable for its grand stucco villas, wide roads, and green corridors. Symmetry is highly valued, being the most common method of unifying terraces and paired houses. Therefore, making No. 8 to some extent more symmetrical with No. 9 (at least in terms of its plan form) should be considered to be a positive contribution to the character of the conservation area.
- 5.15 Between the house and Regent's Park is the carpark of London Zoo which is well screened from Regent's Park by a row of trees. As one of the least sensitive parts of the Conservation Area it is not considered that the extension will have an effect on the Regent's Park Conservation Area, particularly considering that the single storey extension would be entirely hidden by a high boundary wall and existing trees on the site. Therefore, the proposals do not significantly alter the existing surrounding visual context.

6.0 **Summary and Conclusions**

- 6.1 This Heritage Statement has been produced by Nathaniel Lichfield & Partners to determine the impact of this application for a single storey side extension (at lower ground floor level) to Grade II listed No. 8 Prince Albert Road, with minor alterations to facilitate the proposed extension. These include fenestration changes to the east side and rear elevations, and the introduction of a new cast iron staircase to the rear, providing direct access from ground floor level to the lower ground floor level rear garden.
- 6.2 As required by the National Planning Policy Framework, this Heritage Statement describes the significance of No.8 Prince Albert Road as a Grade II listed building, and has identified that the proposals do not harm the heritage values of the building nor the significance, settings or character and appearance of neighbouring designated heritage assets, including the wider group of listed buildings and the Primrose Hill and Regent's Park conservation areas.
- 6.3 The building is one of a pair dating from the early 1840s and part of a wider group of mixed form villas of common classical style and similar stucco and brick composition. The significance of the building is principally in the architectural quality of the external form of the building, and its historical value as a record of early to mid-19th century development of the area.
- 6.4 The proposed alterations and single storey side extension have been carefully considered in terms of the relevant planning and heritage considerations. It has been determined that they will not adversely impact on the special architectural or historic interest of the building, or the significance of the wider group of listed buildings (Nos. 1-15 Prince Albert Road).
- 6.5 The proposed external works are designed to complement the listed building and to read as a seamless and scholarly addition. By using traditional materials and emulating the features of the extant listed building and its villa pair it is considered that the design preserves, and in no way adversely impacts on the character and appearance of the Primrose Hill or neighbouring Regent's Park conservation areas or settings of neighbouring listed buildings.

Appendix 1 Listing Description 1-15 Prince Albert Road

Name: 1-15, PRINCE ALBERT ROAD

List entry Number: 1329905

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

List entry Description:

“Street of 15 related detached and semi-detached villas. Mid C19. Probably built by J Guerrier and P Pearse. Stucco. EXTERIOR: No.1: double fronted with 3 windows; 3 storeys and basement. Currently being converted to 2 dwellings. Tall slab chimney-stacks on return walls. No.2: double fronted with 3 windows; 3 storeys and basement. Portico with console bracketed cornice continuing around the house at 1st floor level. Doorway with fanlight and panelled door with narrow side lights. Tripartite sashes to ground floor with margin glazing. 1st floor, round-arched architraved sashes with margin glazing and keystones. 2nd floor, architraved sashes with continuous sill band. Projecting bracketed eaves. Tall slab chimney-stacks on return walls. Left hand return with canted bay windows to ground and 1st floor. No.3: similar to No.2 but porch with plain band continuing around the house. 1st floor, architraved sashes with margin glazing and cornices. Canted bay windows on right hand return. No.4: 5 windows, 3 storeys and basement; originally double fronted with 3 windows but 2-window extension on east side, of studio with bedrooms over, designed by Sir Edward Maufe in 1913 for the artist AE Maude. Asymmetrically placed Doric portico; entablature continuing around the house at 1st floor level supported by Doric pilasters. Doorway with fanlight and panelled door. Tripartite sashes with margin glazing flanking the porch; to right, paired transom and mullion windows with margin lights. 1st floor, round-arched architraved sashes with bands and keystones and margin glazing. 3rd floor, recessed sashes with guttae sill string. Slated hipped roof with projecting bracketed eaves and tall slab chimney-stacks on return walls. Canted bay windows on left hand return. No.5: double fronted with 3 windows; 3 storeys, attic and basement. Ionic portico in antis, the entablature continuing around the house at 1st floor level. Ground floor sashes architraved and tripartite with margin glazing. 1st floor architraved sashes with cornices (that above the porch with floating cornice) and margin glazing. Architraved sashes to 2nd floor. Projecting eaves with dentil cornice; above, central rectangular dormer with architraved Diocletian window. Tall slab chimney-stack on right hand

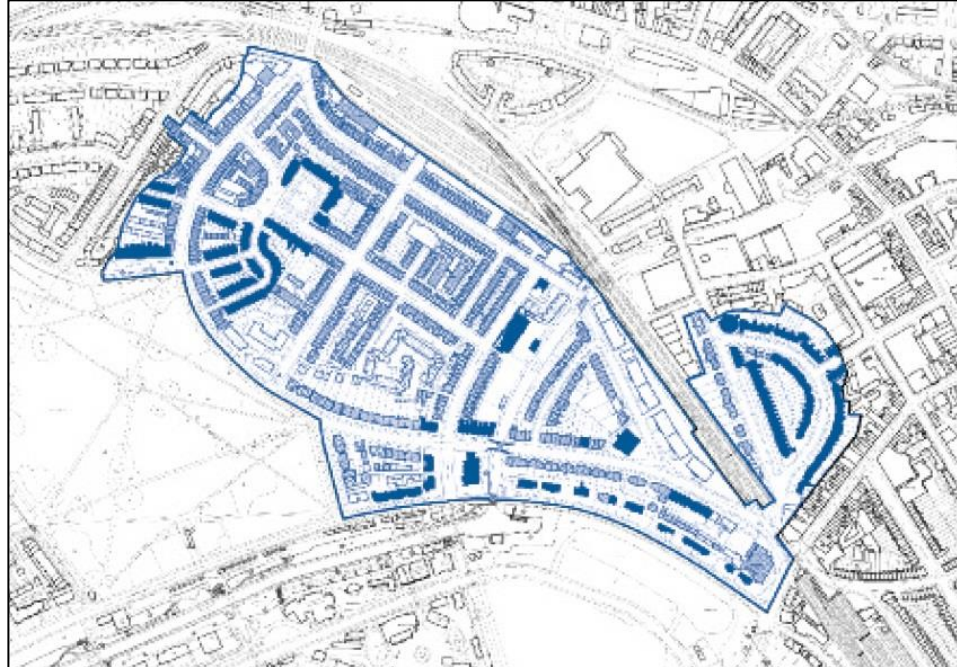
return; canted bay windows on left hand. Nos 6 & 7: semi-detached pair. Irregular facade of 3 storeys and attics, 4 windows plus later C19 2-window recessed entrance extension to west end. No.6 with projecting right hand entrance bay; round-arched entrance with fanlight and panelled door. Recessed sashes, 2nd floor in shallow rectangular recesses. 1st floor casements with cast-iron balconies. Projecting cornice continuing around the house. Entrance bay with small pedimented attic having an oculus. No.7 with projecting right hand bay having canted bay window with margin glazing to ground floor, upper floors with tripartite sashes; pediment with Diocletian attic window in tympanum. Tall slab chimney-stacks. Nos 8 & 9: semi-detached pair, No.9 rebuilt in facsimile following war damage and included for group value. 3 storeys and attics. Symmetrical facade of 4 windows plus 2 storey single window extension to No.9. Attic dormers in slated mansard roofs. Outer entrance bays slightly projecting with segmental-arched porticoes with keystones and parapet. Square-headed doorways with fanlights and panelled doors. Corinthian pilasters rising through 1st and 2nd floors flanking recessed sashes with margin glazing. Houses divided by paired Corinthian pilasters to either side of which tripartite sashes; 1st floor with floating cornices; 2nd floor with sill band continuing across the front of the houses. Simplified entablature. Extension with 2-light windows having margin glazing. 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. Nos 12 & 13: semi-detached pair. Symmetrical facade of 3 storeys and attics, 2 windows each, plus later single storey single window extension to No.13. Slightly projecting central entrance bay with double portico having square-headed doorways with fanlights and panelled doors. Tripartite sashes with margin glazing to ground floors. Corinthian pilasters marking bays rise through 1st and 2nd floors to support simplified entablature with pediment over central bay and blocking course over outer bays. Central bay with recessed sashes having margin glazing to upper floors; outer bays, tripartite sashes, 1st floor with floating cornices. Tall slab chimney-stacks. Nos 14 & 15: semi-detached pair. Irregular facade of 3 storeys and attics, 5 windows, plus late C20 single storey single window extension to No.14. No.14 with Doric portico (originally with Ionic portico on return) above which recessed sashes with margin glazing. Projecting pedimented left hand bay with canted bay window to ground floor having cast-iron veranda; upper floors with tripartite windows, 1st floor with cornice and cast-iron balcony extending to entrance bay, 2nd floor with sill string. Pediment with Diocletian attic window in tympanum. No.15, projecting left hand entrance bay carried up an extra storey as a tower. Round-arched entrance with fanlight and panelled door. Ground and 2nd floor recessed

sashes with margin glazing; 1st floor, casements with cast-iron balconies. Projecting cornice. Additional tower storey with paired pilasters at angles and arcaded 2-light window; simplified entablature and blocking course. Tall slab chimney-stacks. INTERIORS: not inspected."

Listing NGR: TQ2845283679

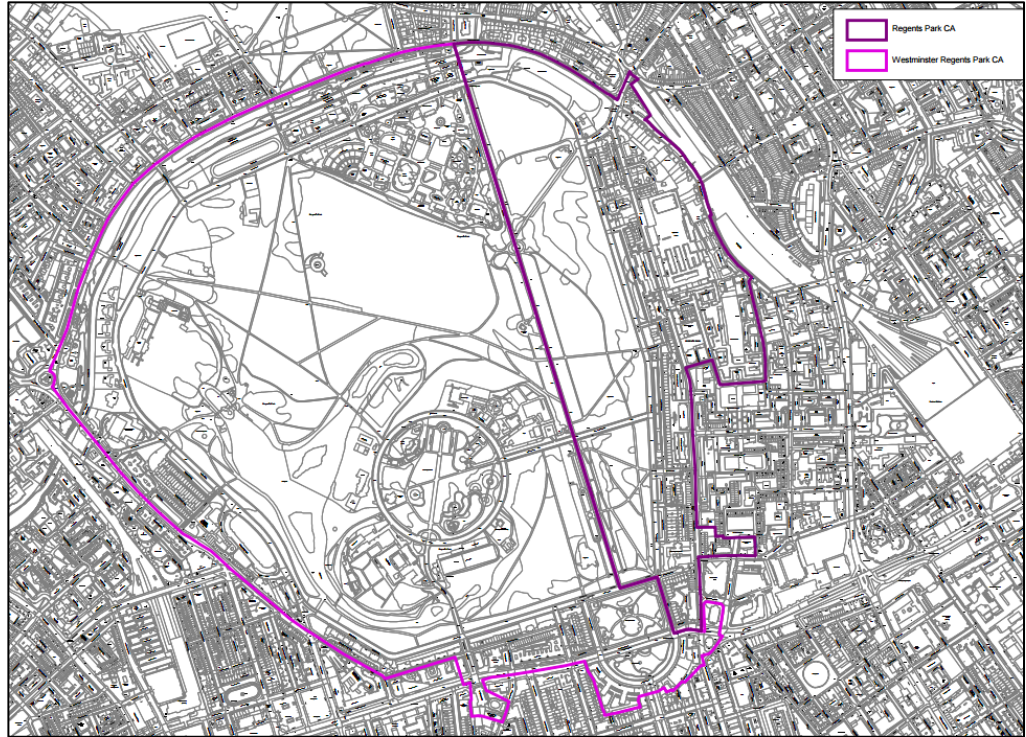
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Appendix 2 Map of the Primrose Hill Conservation Area



Map of the Primrose Hill Conservation Area from the Character Appraisal illustrating listed buildings (dark blue) and buildings which make a positive contribution to the Conservation Area.

Appendix 3 Map of the Regent's Park Conservation Area



Map of the Regent's Park Conservation Area showing the two elements of the Park Conservation Areas within Westminster (pink) and Camden (purple). The listed properties Nos. 1 to 15 Prince Albert Road are located to the north of the Camden section of the Conservation Area at the top of the Map.

Appendix 4 Historic Context and Development

Historic Context

The application site is within the Primrose Hill Conservation Area, within Sub Area One: Regent's Park Road South. The site is therefore also close to the boundary, to the south, with the separate Regent's Park Conservation Area.

The Primrose Hill Conservation Area Appraisal describes the land on which the application site is located, Sub Area One: Regent's Park Road South, in the following terms:

"This sub area is located to the south of the Conservation Area and is largely flat with a small incline from south east to north west. It is neighboured to the west by Primrose Hill, and to the south by Regent's Park and London Zoo. The Regent's Canal forms a natural boundary to north west, whilst the railway line forms a boundary to the north. The area is primarily occupied by residential uses.

*This sub area is characterised 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."*¹

The Conservation Area Appraisal also describes the predominant style of development within the area which includes Italianate Villas, grand terraces of houses, and a number of notable 20th Century buildings.²

No. 8 Prince Albert Road falls within the first category: Italianate Villas. These are described as follows:

"Italianate villas dominate the principal and secondary roads within this sub area. These large properties are between three and four storeys high, with basements. They are designed to appear as grand residential properties and have raised ground floors, numerous decorative features and are set back from the main road with front gardens bounded by medium height brick walls with gate piers.

¹ Primrose Hill Conservation Area Statement – Page 9.

² Primrose Hill Conservation Area Statement – Pages 9-11.

The majority of villas are semi-detached or form part of a terrace group. In order to reinforce the appearance of grandeur, these groups are often detailed to resemble one large villa. Symmetry is the most common way of unifying a group and can be reinforced by adding a central decorative feature such as a portico, pilasters, projecting section, gable, or pair of central porches. Another way of unifying pairs, even if asymmetrical, is to recess the entrances to the side of the property, allowing the main façade to stand proud. Subsequently, many properties are L shaped with an entrance wing set back to the side.

Dominant features of villa properties include shallow hipped roofs, strong parapet lines, chimney stacks, porches, timber sliding sash windows, bay windows to the ground and first floors, decorative railings to window cills, timber panelled front doors and steps to the entrance.

Historically, the villas were decorated with stucco plasterwork, which had the finished appearance of stonework. Today, much of this stuccowork has been painted a cream or pastel shade. Stucco is usually applied to masonry surfaces on elevations that are visible from the street. At ground floor level, the stucco covers the entire wall surface and is generally rusticated to give the appearance of stone work, whilst on the upper floors, the stucco is smooth with strong horizontal bands and rusticated quoins to the corners of the building. Windows are well defined with projecting surrounds that may incorporate decorative keystones and heads, projecting cills, hoods and console brackets. Larger console brackets, which can take the form of detailed scrolls, decorate the projecting eaves and parapets. Stucco is also used to adorn the columns or arches to the entrance porches and introduce small sculptures and models to the main facades.”³

No. 8 Prince Albert Road, and its semi-detached pair at No. 9 follow the description above and represent good examples of the style of buildings within Sub Area One. While the buildings are attractive in their own right, and clearly make a positive contribution to the wider area, the disruption to the symmetry of the pair from the extended reconstruction of No. 9 is clearly a divisive factor and disrupts the otherwise immediate unity of the adjoining buildings.

The Conservation Area Appraisal confirms that the properties located opposite Regent’s Park are the grandest properties in the Conservation Area, and that maintaining the grand external appearances to the road and park with large front gardens appear to have taken precedence over other considerations in the layout of the sites. This is especially notable at Nos. 1 to 5 Prince Albert Road, and is described below:

³ Primrose Hill Conservation Area Statement – Page 9.

“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 cream coloured 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.”⁴

Historic Development

The land within the Primrose Hill Conservation Area, and on which the application site is located was largely undeveloped until the Mid-19th Century. From the Medieval Period the area around Primrose Hill was mostly open fields and small lanes with ownership of the land quite irregular and defined by field boundaries and small streams. The land appears to have been in a mix of ownerships with more substantial land owners including Lord Southampton, while Eton College owned land to the north and west, and the Crown Estate owns the land, including Regent’s Park, to the south.

The development of the application site and the wider area was in part defined by the earlier development of Regent’s Park. That land was originally part of the manor of Tyburn, the property of Barking Abbey. In the Dissolution of the Monasteries, Henry VIII appropriated the land. It was set aside as a hunting park, known as Marylebone Park. This continued until 1649 when the land was then let out in small holdings for hay and dairy produce. With the leases expiring in 1811 the Prince Regent (later King George IV) commissioned architect John Nash to create a masterplan for the area. Nash was also a director of the Regent’s Canal Company and so the Canal, approved by Act of Parliament in 1812 was included and defined the curved northern boundary of the Regent’s Park scheme.

The development of the land to the north of Regent’s Park was then driven in response to the expansion of London. With the completion of the first major forward development in the area, the Regent’s Canal, in 1820, this was followed by proposals to develop Lord Southampton’s land for housing. As with Nash’s development surrounding and within Regent’s Park, the canal was not seen as a hindrance to development, and an estate was envisaged for Lord Southampton’s land of large suburban villas with substantial gardens.

At around the same time, in the 1830s, the construction of the London and Birmingham Railway was underway with a railway terminus located at Chalk Farm in 1834. However, it soon became obvious that the railway needed to

⁴ Primrose Hill Conservation Area Statement – Page 11.

terminate closer to the heart of London, and Euston Square was chosen for the site of the new station.

Lord Southampton's estate was eventually sold in freehold portions for development in 1840. The associated sale map shows a grand estate consisting of large semi-detached and detached villas located in generous gardens. The layout proposed reflects the current street pattern of the area and incorporates the sweeping curves of villa development.

Historic mapping from 1850 shows the roads have been laid out but does not detail the buildings, although the villas of Prince Albert Road may have been built by this time as it is known that development of the buildings occurred sporadically throughout the 1840s. During this time, the last remaining strip of Crown land to the north of Nash's Regent's Park layout was developed as villas, involving the purchase of small lots of land from various owners of the Southampton freeholds.

The first edition OS Map from 1872 does however show the houses on Prince Albert Road (see Figure 2.1). Subsequent OS maps demonstrate that very little has changed within the area since 1872, bar a few losses, and the subsequent redevelopment of those sites as a result of bomb damage during WWII.



Figure 2.1 (above): 1872 OS Map with No. 8 Prince Albert Road highlighted.



Figure 2.2 (above): 1935 OS Map with No. 8 Prince Albert Road highlighted.



Figure 2.3 (above): 1952 OS Map with No. 8 Prince Albert Road highlighted.

This is reflected in the most notable change to the historic mapping of the area between the 1935 (see Figure 2.2 (above)) and the 1952 (see Figure 2.3 (above)) OS Maps when No. 9 Prince Albert Road is no longer shown on the latter map as a result of severe bomb damage (see Figure 2.4 (below)).

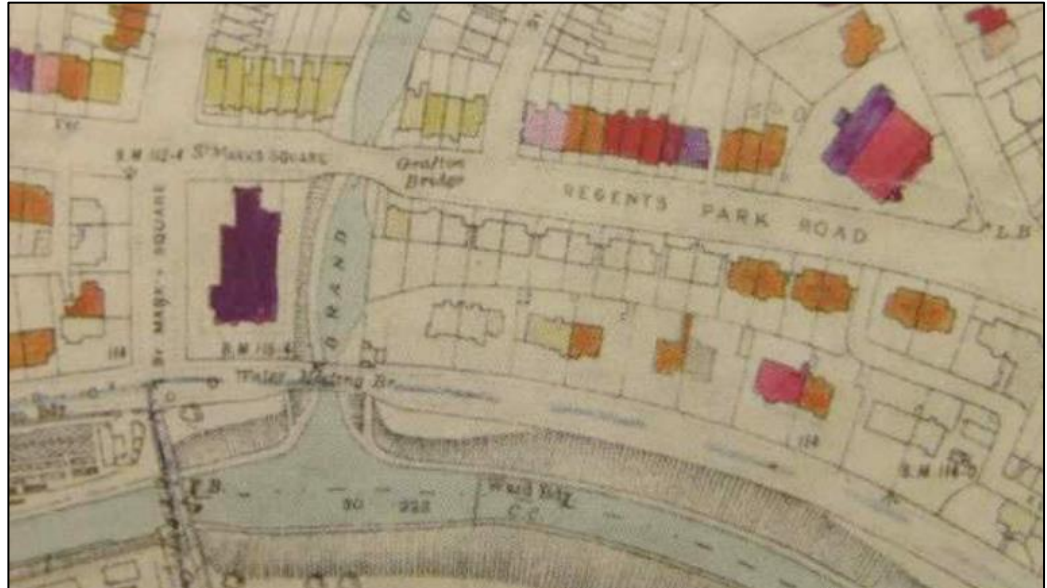


Figure 2.4: Extract - WWII Bomb Damage Map. No. 9 Prince Albert Road is shown 'dark red' meaning: 'Seriously Damaged, doubtful if repairable'.

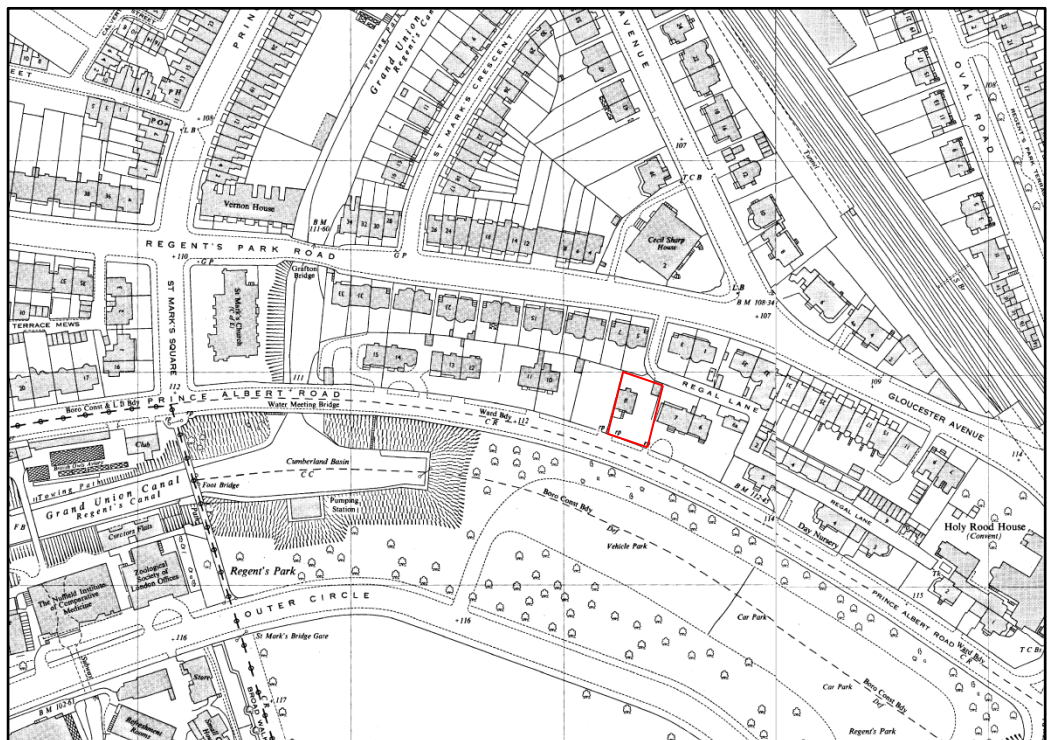


Figure 2.5: 1969 OS Map with No. 8 Prince Albert Road highlighted.

6.6

The situation remained the same in 1969 (see Figure 2.5) and 1971 but No. 9 Prince Albert Road had been replaced by a facsimile by 1991. Other than

losing its pair, No. 8 Prince Albert has changed very little externally since it was built, other than dormer windows being added to the attic storey in the late 1980s. At this time there was a comprehensive internal refurbishment which removed many of the features of the house and remodelled the internal layout extensively.

Appendix 5 Relevant Planning History

Planning History: No. 8 Prince Albert Road

No. 8 Prince Albert Road is a Grade II listed building located within a conservation area. The building has been listed since 1974.

The relevant planning history of the site comprises the following applications:

- **PL/8670354** – *“Approval of details pursuant to condition (3) of the Listed Building Consent granted on 19th August 1986 (Reg.No.HB/8670105/R1) concerning the new dormer windows as shown on drawing no.332/8/100.”* – Approved 02 October 1986 (Listed Bldg).
- **PL/8670105** – *“Internal and external alterations including the installation of two dormer windows and a velux rooflight on the rear elevation; alterations to the front boundary including a new gateway and the demolition of garage in the rear garden as shown on drawing nos. 332/8/1 2 3 4A 5 6A and 7 and as revised on 14th July 1986.”* - Approved 27 March 1986.
- **PL/8600542** – *“External alterations including the installation of two dormer windows and velux roof light on the rear elevation; alterations to the front boundary wall including a new gateway; and the construction of a new means of access as shown on drawing nos.332/8/1 2 3 4a 5 6A and 7 and as revised on 14th July 1986.”* - Approved 27 March 1986.

These applications relate to a series of extensive works of internal and external (roof level conversion with dormers) alteration to the listed building that dramatically reworked the interior layout and fabric of the property.

The works appear to have been undertaken at a similar time to the reconstruction of the bomb damaged No. 9 Prince Albert Road adjacent and a series of other similar works of improvement and refurbishment of other properties on the same stretch of road suggesting a co-ordinated project of refurbishment and renewal. While these works retained or re-instated the properties to active use as residential dwellings, they also resulted in the extensive loss of internal historic fabric.

Relevant Planning History of Adjacent Properties

The planning history at the following nearby properties is also relevant to the proposed works of alteration at No. 8 Prince Albert Road.

No. 9 Prince Albert Road

Included for completeness, the redevelopment in facsimile with side ‘extension’ of No. 9 Prince Albert Road was approved under the following applications:

- **PL/8600588** – *“Approval of details pursuant to condition (1) of the planning permission dated 12th March 1986 (Reg.No.PL/8501885/R1) for the erection of a four-storey building to be used as a basement self-contained flat and a four-bedroom maisonette over”* – Approved 07 April 1986.
- **PL/8501885** – *“The erection of a 4-storey building with basement for use as a self-contained 1-bedroom flat and swimming pool in the basement and a self-contained 4-bedroom maisonette on the upper floors as shown on drawing nos. 328.1B 2A 3B”* – Approved 28 January 1986.

No. 11 Prince Albert Road

Planning Permission and Listed Building Consent was granted in August 2015 for a side extension and various internal alterations to the plan form and fabric of No. 11 Prince Albert Road under the following applications:

- **2015/4843/L** – *“Erection of a lower ground floor extension and internal alterations namely the formation of a small opening to the side wall to connect to the lower ground floor extension, the removal of non-original partitions, repairs to structural walls and the renewal of internal fixtures and fittings.”* – Approved 24 August 2015.
- **2015/4670/P** – *“Erection of a side extension at lower ground level.”* – Approved 24 August 2015.

No. 13 Prince Albert Road

Planning Permission and Listed Building Consent was granted in January 2012, principally for a basement extension, but also for internal alterations including extensive works to the plan form and fabric of the lower ground floor, and other minor works of internal alteration on other floors at No. 13 Prince Albert Road under the following applications:

- **2011/6460/L** – *“Enlargement of lower ground floor under front garden and excavation of basement including alteration to front lightwell, erection to rear extension at lower ground and ground floor level to accommodate WC, associated alterations to front and rear elevations and internal alterations to dwelling house (Class C3).”* – Approved 04 January 2012
- **2011/6227/P** – *“Enlargement of lower ground floor under front garden and excavation of basement including alteration of front lightwell, erection to rear extension at lower ground and ground floor level to accommodate WC, and associated alterations to front and rear elevations to dwelling house. (Class C3).”* – Approved 04 January 2012.

No. 15 Prince Albert Road

A Planning Permission and two Listed Building Consents were granted in September 2012 and August 2013 respectively for a side extension and various internal and external alterations, and then separately for internal

alterations to the second floor level including alterations to plan form and fabric at No. 15 Prince Albert Road under the following applications:

- **2013/5153/L** – *“Internal alterations to include the demolition of partition and door at second floor level with installation of partition and 2 x 4-panelled doors.”* - Approved 30 August 2013.
- **2012/4438/L** – *“Erection of single-storey side extension at lower ground floor level and excavation of part of garden to create garden room at lower ground floor level (following demolition of existing pool house), alterations to windows/doors on west elevation, internal alterations and associated landscaping, all in connection with the existing dwellinghouse (Class C3).”* – Approved 04 September 2012.
- **2012/4437/P** – *“Erection of single-storey side extension at lower ground floor level and excavation of part of garden to create garden room at lower ground floor level (following demolition of existing pool house), alterations to windows/doors on west elevation and associated landscaping, all in connection with the existing dwellinghouse (Class C3).”* – Approved 04 September 2012.

Appendix 6 Statutory and Policy Considerations

Relevant Legislation

The relevant legislation for the determination of this application for planning permission and listed building consent is provided by the Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

The first two establish in Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 that development plan policies are material to an application for planning permission and that the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

With regard to heritage considerations the Planning (Listed Buildings and Conservation Areas) Act 1990 established the following:

- Section 66 (1) requires Local Authorities to have special regard for the desirability of preserving or enhancing the building, or its setting or any features of historic or architectural interest which it possesses.
- Section 72 (1) requires the Local Authority to pay special attention to the desirability of preserving the character and appearance of Conservation Areas within their area.

National Planning Policy and Guidance

The National Planning Policy Framework

The National Planning Policy Framework (the NPPF) was published in March 2012 and constitutes policy guidance for local planning authorities and decision makers. Applications for planning permission must be determined in accordance with the local development plan, unless it is silent or material considerations indicate otherwise. The NPPF is a material consideration⁵. At the heart of the NPPF is a presumption in favour of sustainable development, including contributing to protecting and enhancing our built and historic environment and conserving heritage assets in a manner appropriate to their significance.

Chapter 12 of the NPPF deals with conserving and enhancing the historic environment, in paragraphs 126 to 141. The NPPF places much emphasis on heritage “*significance*”, which it defines in Annex 2 as:

⁵ Paragraph 215 of the NPPF is relevant in determining the weight that should be attached to it, and has been noted at the end of the Local Plan policies.

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

The definition of "conservation" (for heritage policy) is also defined in Annex 2 of the NPPF as:

"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

Paragraph 126 of the NPPF outlines that the conservation of heritage assets can bring wider social, cultural and environmental benefits.

Paragraph 128 of the NPPF requires applicants to describe the significance of any heritage assets affected by a proposal, including the contribution of their setting, to a proportionate level of detail. Paragraph 129 requires essentially the same from local planning authorities: to identify and assess the "*particular significance*" of any heritage asset. The significance of the heritage asset should then be taken as the benchmark against which the impacts of a proposal are to be assessed.

Paragraph 130 of the NPPF states that in cases where there is evidence of a heritage asset having been deliberately damaged or neglected, the deteriorated state of the heritage asset should not be taken into account in any decision. The National Planning Policy Guidance (PPG) likewise explains that "*where there is evidence of deliberate damage to or neglect of a heritage asset in the hope of making consent or permission easier to gain the local planning authority should disregard the deteriorated state of the asset.*"

According to paragraph 131, a number of considerations should be taken into account, first of which is the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. However, the same paragraph recognises that new development is equally capable of making a positive contribution to local character and distinctiveness.

Under the NPPF, listed buildings and conservation areas are considered designated heritage assets. Paragraph 132 applies specifically to designated heritage assets. It states that great weight should be given to the conservation of designated heritage assets and it sets out that a proportionate approach should be applied (i.e. the more important the asset, the greater the weight attached to its conservation).

Paragraphs 133 and 134 deal with harm to designated heritage assets. Paragraph 134 addresses substantial harm to, or total loss of significance, of a designated heritage asset, while paragraph 133, deals with less than substantial harm. Harm in this latter category should be weighed against the public benefits of the proposal. The Planning Practice Guidance (PPG) describes public benefits as "*anything that delivers economic, social or environmental progress*".

According to paragraph 137, local planning authorities should look for opportunities for new development in conservation areas and in the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve “*those elements of the setting that make a positive contribution to or better reveal the significance of the asset*” should be treated favourably.

The Planning Practice Guidance

The Planning Practice Guidance (PPG) (March 2014) provides further detail on how significance may be identified and managed in decision-making and supports the principles set out in the NPPF.

Local Planning Policy and Guidance

Local Planning Policy

The Camden LDF is composed of the Camden Core Strategy 2010-2025 and Camden Development Policies 2012-2025. The following policies are relevant to the proposed development:

- **DP22** – Promoting sustainable design and construction
- **CS13** – Tackling climate change through promoting higher environmental standards
- **DP23** – Water
- **DP24** – Securing high quality design
- **CS14** – Promoting high quality places and conserving our heritage
- **DP25** – Conserving Camden’s heritage
- **DP26** – Managing the impact of development on occupiers and neighbours
- **DP27** – Basements and lightwells
- **DP28** – Noise and vibration

Primrose Hill Conservation Area Guidelines

Extensions

Guideline PH25 warns that insensitive extensions or conservatories can adversely alter *‘the balance and harmony of a property or of a group of properties,’* to the extent that they could harm the character of the conservation area.

Guideline PH26 counsels that: *‘rear extensions should be as unobtrusive as possible and...in most cases...should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.’*

Guideline PH27 states that: *'Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.'*

Guideline PH29 advises that: *'Side extensions will not be acceptable where they are unduly prominent, unbalance the composition of a building group, or where they compromise gaps between buildings through which views are afforded of other properties, rear gardens, mature trees, or the Regent's Canal.'*

Lightwells

Guideline PH38 says: *'Where original lightwells, railings and vaults exist, these should be retained. Where altered or lost, the Council will seek the reinstatement of these features.'*















Guideline PH39 states that: *'Infill or extension of basement lightwells will not normally be acceptable. These works...often...detract from the original design of the building, the established character of the street or involve the loss of significant garden space or historic fabric.'*



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