
Conservation Area Advisory Committee

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| Advisory Committee | Primrose Hill |
| Application ref | 2017/2819/P |
| Address | 6 Albert Terrace London NW1 7SU |
| Planning Officer | Rob Tulloch |
| Comments by | 27 Jul 2017 |
| Proposal | Rebuilding of side extension and boundary wall, extension to existing lower ground level and creation of basement level with 2 No. sky lights to residential dwelling, including installation of air handling units at lower ground floor level, landscaping and other alterations |
| Objection | Yes |
| Observations | <p>ADVICE from Primrose Hill Conservation Area Advisory Committee</p> <p>12A Manley Street, London NW1 8LT</p> <p>05 July 2017</p> <p>6 Albert Terrace NW1 7SU2017/2819/P</p> <p>Strong objection.</p> <p>1. The Advisory Committee noted that, contrary to guidance, we have had no pre-application discussion of this extensive proposal.</p> <p>2. The Advisory Committee objects strongly to the demolition of the side extension even if it is to be rebuilt in facsimile. Sustainable development is key to acceptability in the NPPF: the destruction of built investment as proposed is not sustainable.</p> <p>3. We question whether the scale of development, and its specific characteristics, do not imply a change of use. We note that there appears to be provision for 23 cycles in the bike store; there are separate male and female changing rooms: are these domestic provisions or are they a</p> |

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commercial operation? The development of commercial holiday letting in Primrose Hill is a context which needs to be considered when assessing whether the proposals are truly residential.

4. We continue to object to the extent of paving of the former garden. This paving is to provide for car-parking but includes areas inaccessible to cars â that is the extent of hard paving is maximized not minimized. We expect to see sustainable drainage techniques intelligently applied. A very much greener landscape plan, with bio-diverse and ecological components, should be a part of planning gain from any consent.

5. Any basement extension consent should be dependent on a fully enforceable Construction Management Plan which protects immediate neighbours and the larger community. Will traffic lanes on the adjoining streets need to be closed? How will daily lorry movements be monitored, and for how many months will they be in operation? We also note local bus routes and the proximity of the HS2 lorry holding compound on Prince Albert Road, which is believed to come into operation this year and which has potential to disrupt local traffic flows, including construction traffic associated with this site.

6. We are aware of concerns about flooding at the foot of Primrose Hill in the area close to the application property.

Richard Simpson FSA
Chair

Documents attached

No details entered

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