

**No. 8 Prince Albert Road,
London, NW1 7SR
Heritage Impact Assessment**

Prepared on behalf of the owner.

25 January 2018

LICHFIELDS

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1.0 Introduction

- 1.1 This Heritage Impact Assessment has been prepared by Lichfields to accompany an application for a S73 variation to the extant planning permission Ref. 2017/1867/P and a new Listed Building Consent to replace and consolidate the previously approved Listed Building Consents Refs. 2016/0930/L granted on 15 April 2016 and 2017/1868/L granted on 23 May 2017 (with minor variations – as described below) at No. 8 Prince Albert Road, Camden.

Descriptions of Development: S73 Variation & New Listed Building Consent

- 1.2 The description of development for the S73 variation to the extant planning permission is:

“Variation of condition 3 of planning permission approved on 23/05/2017 under Ref: 2017/1867/P for the erection of single storey side extension, and other external alterations including variations to windows and doors, and alterations to the rear landscaping and side steps; itself a variation of condition 3 of planning permission approved on 26/07/2016 under Ref. 2016/2700/P; namely to incorporate alterations to the proposed internal layouts of the building substantially previously approved on 15/04/2016 under Ref. 2016/0930/L, but with minor variations to the approved layouts and details of lower ground, ground, first, second and third floor levels.”

- 1.3 The description of development for the new consolidated listed building consent with minor variations is:

“Erection of single storey side extension with front lightwell and railings; erection of staircase to rear elevation; installation of new doors to rear elevations; replace marble front entrance steps with limestone; and replacement fanlight above door (as approved under 2017/1868/L on 23 May 2017). Internal alterations comprising removal, replacement, blocking and moving of doors, demolition of partition walls, creation of new access doors at ground and lower ground floor levels, new partition walls and new openings between rooms (with minor variations from approved under 2016/0930/L on 15 April 2016).”

Relevant Heritage Designations

- 1.4 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). These are all located within the Primrose Hill Conservation Area (see Map of Conservation Area at Appendix 2), and opposite and adjacent to the Regent’s Park Conservation Area (see Map at Appendix 3).

Relevant Recent Planning History

- 1.5 The relevant and most recent approvals for works at the property are summarised at Appendix 4: Relevant Planning History. The previously approved Heritage Impact Assessments for the proposals to be amalgamated under these proposals are attached for reference at Appendices 6 and 7 of this document.

Statutory Legislation and National and Local Planning Policy and Guidance

- 1.6 The relevant legislative context and a detailed assessment of the relevant national and local policy and guidance is set out at Appendix 5. This acknowledges the recent adoption of the new

Camden Local Plan in July 2017, and a table (see Table 6.1 – Appendix 5) of equivalent policies relevant now, to those previously relevant in the context of the extant planning permission and listed building consent approvals at the site previously, is provided.

- 1.7 In accordance with the statutory requirements under the Planning (Listed Buildings and Conservation Areas) Act 1990, and national and local policy requirements, this Heritage Impact Assessment has been submitted to set out the significance of the heritage assets that may be affected by the proposed development, and to consider any impact of the proposals may have on the special interest or significance of the heritage assets concerned. Where harm arises, this is assessed, and proposals provided to mitigate against this if necessary in the context of the wider proposals.
- 1.8 The Heritage Impact Assessment should be read along with all of the other accompanying submitted information, in particular the Application Cover Letter, the Design and Access Statement, and the existing, demolition and proposed application plans and drawings and the annotations and information provided on them.

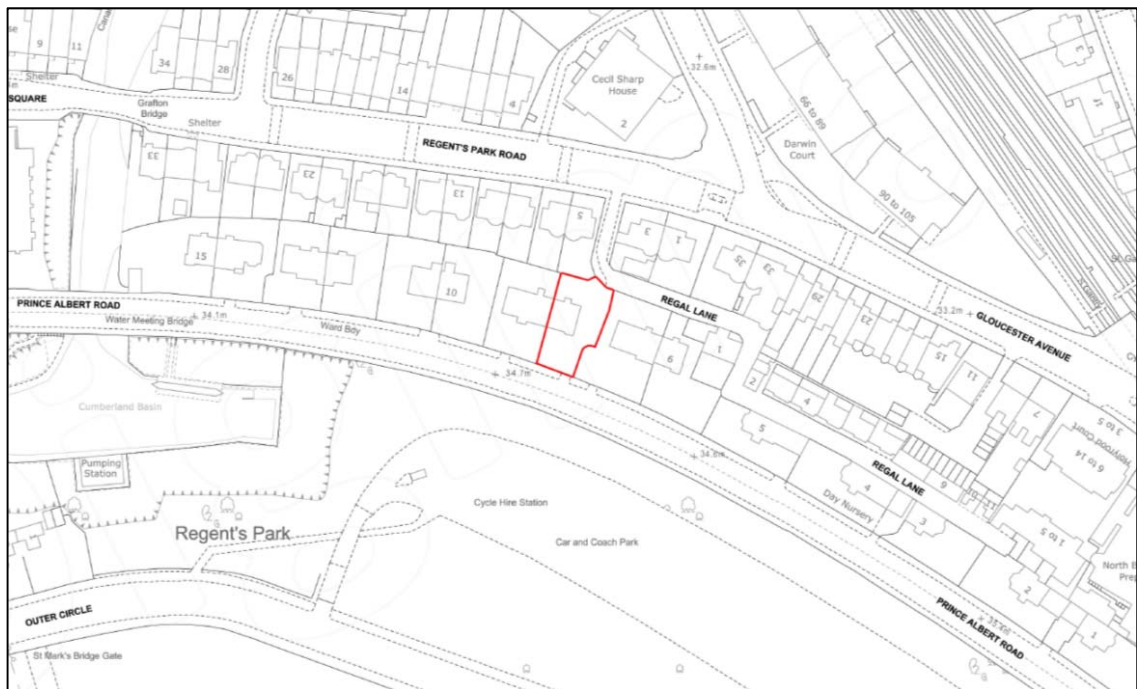
2.0 Site and Surroundings

2.1 This section provides a context of the site and its surroundings.

The Site Location

2.2 The application site is No. 8 Prince Albert Road (see Figure: 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.

Figure 2.1 Site Location Plan of No. 8 Prince Albert Road



Source: © Design Solutions 2016.

2.3 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.

2.4 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

2.5 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 Figure: 2.2). Its original pair villa was No. 9 Prince Albert Road.

2.6 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.

2.7

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 its 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 Figure: 2.3).

Figure 2.2 No. 8 Prince Albert Road, Front Façade.



Source: © Lichfields 2016.

Figure 2.3 Nos. 8 and 9 Prince Albert Road, Front Façades. No. 9 (left) rebuilt in facsimile in late 1980s with two storey side 'extension'.



Source: © Lichfields 2016.

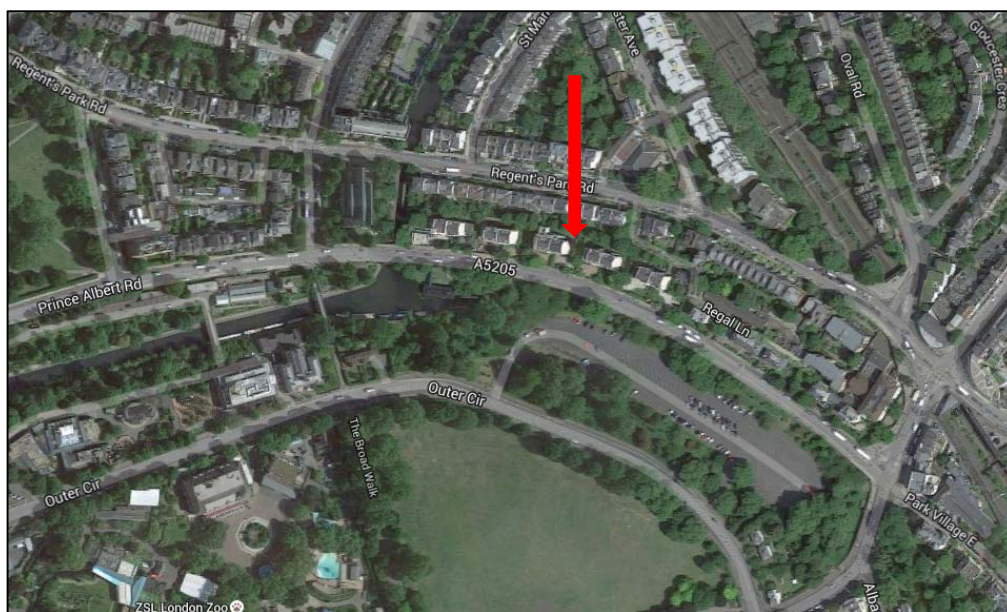
Listed Status

- 2.8 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.
- 2.9 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.”*
- 2.10 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

- 2.11 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 Figure: 2.4 - below).

Figure 2.4 Wider Context of the Application Site (indicated by arrow), with Regent’s Park to the South.



Source: (c) Google Maps - with additions 2017.

- 2.12 Only the northern side of Prince Albert Road is developed with substantial semi-detached properties, set back from the road behind front gardens. Albeit, the plots and houses finally built

out sometime after the original masterplan for the area developed by Lord Southampton in the late 1830s-early 1840s are substantially less grand than originally intended (see Figure 2.5 (below)). The plot of No. 8 is roughly one half the size of the original villa plots intended for the area, with pair villas facing onto Regent's Park Road, rather than the dual fronted arrangement of pairs of villas fronting Regent's Park Road and Prince Albert Road that was constructed (see overlays in Figures 2.6 and 2.7 (below)). It appears that elements of the original masterplan for the estate were realised but suffered speculative sub-division of plots resulting in more modest, but still grandly fronted pairs of smaller villas facing in both directions, instead of the single pairs with large gardens previously envisaged..

- 2.13 The front boundaries of the pair villas facing Regent's Park are all set forward closer to the road, and all are defined by tall and comparatively unadorned, almost utilitarian, front brick walls and simple gate piers. These sit in some contrast to the full stucco, enriched classical decoration of the principal villa façades. The date of the boundaries may not be contemporary to the construction of the villas, albeit further research would be necessary to confirm this.

Figure 2.5 Plan of the estate in the vicinity of the Regent's Park &c, being a portion of the freehold ground - rents of the Lord Southampton (1840) – As proposed but not constructed.

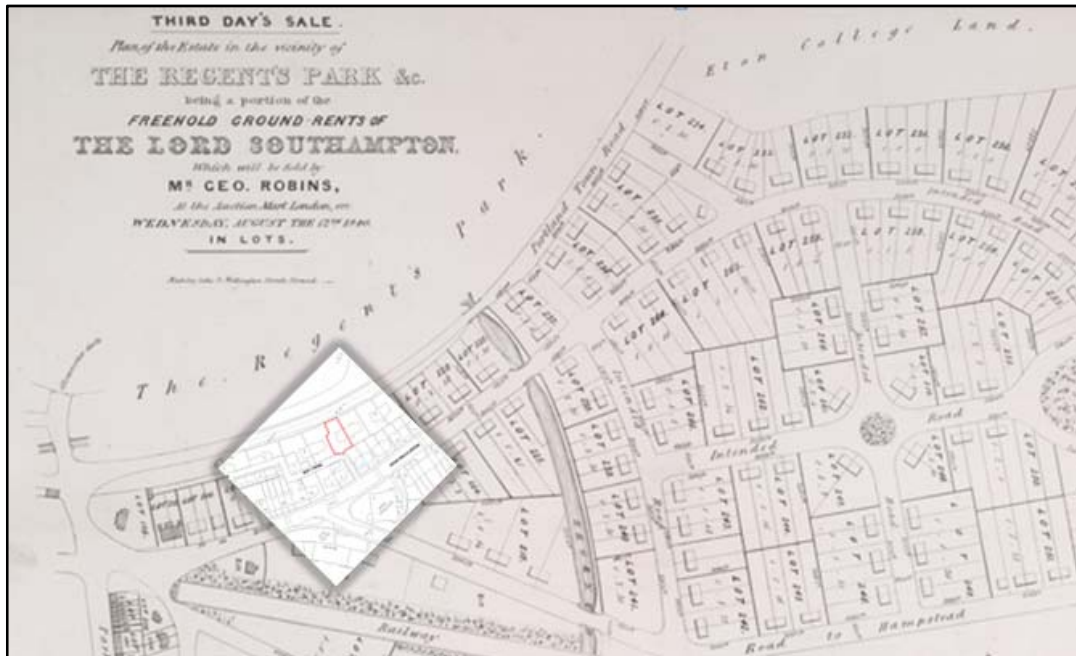


Source: British Library. Lithographer: Madeley, George Edward (1840).

- 2.14 The villa buildings themselves are predominantly two full storeys sitting on a partially-raised lower ground floor as the land slopes down to reveal these as full height storeys to the rear. Most of the properties also have a attic level, usually a mansard, albeit these are not the original roof forms and the current mansards are post 1840s additions of various dates. The design quality and proportions of these additions are not always in complete accordance with the rest of the façades. Some of the pairs of villas have been more recently altered or extended at roof level, and several have side extensions of various dates. Some are relatively early and quite contrasting

design additions from c. 1860s – 1870s. Other are more recent additions that either reflect the extensive renovations that occurred to most villas in the group in the late 1980s, or since as various applications have come forward for alterations, extensions, basements and other renovations in a variety of designs.

Figure 2.6 Overlay of the Existing Site of No. 8 Prince Albert Road with the 1840 Lord Southampton Estate Masterplan.



Source: British Library. Lithographer: Madeley, George Edward (1840) – With overlay of Design Solutions Site Plan with No. 8 Prince Albert Road Boundary.

Figure 2.7 Detailed Extract of the 1840 Estate Plan with the approximate location and size of the plot of No. 8 Prince Albert Road as built overlaid with the earlier intended scheme.



Source: British Library. Lithographer: Madeley, George Edward (1840) – With overlay of Site Plan with No. 8 Prince Albert Road Boundary.

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.”

3.3 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.

3.4 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

3.5 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.

3.6 For a detailed description of the Architectural, Historic, Artistic and Archaeological Value of No. 8 Prince Albert Road, please refer to:

- Appendix 6: Approved Heritage Impact Assessment - Dated 13 April 2016 (Approved with Listed Building Consent Ref. 2016/0930/L on 15 April 2016) – Pages 30-32, Paras. 6.6-6.17.
- Appendix 7: Approved Heritage Impact Assessment - Dated 15 March 2017 (Approved with Planning Permission Ref. 2017/1867/P and Listed Building Consent Ref. 2017/1868/L on 23 May 2017) – Pages 5 & 6, Paras. 3.5-3.11.

Setting of Nos. 1-15 Prince Albert Road

3.7 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

3.8 For a description and analysis, see:

- Appendix 7: Approved Heritage Impact Assessment - Dated 15 March 2017 (Approved with Planning Permission Ref. 2017/1867/P and Listed Building Consent Ref. 2017/1868/L on 23 May 2017) – Page 6, Para. 3.13.

Regent's Park Road South, Sub Area One

3.9 For a description and analysis, see:

- Appendix 7: Approved Heritage Impact Assessment - Dated 15 March 2017 (Approved with Planning Permission Ref. 2017/1867/P and Listed Building Consent Ref. 2017/1868/L on 23 May 2017) – Pages 6 & 7, Paras. 3.14 -3.16.

Regent's Park Conservation Area

3.10 For a description and analysis, see:

- Appendix 7: Approved Heritage Impact Assessment - Dated 15 March 2017 (Approved with Planning Permission Ref. 2017/1867/P and Listed Building Consent Ref. 2017/1868/L on 23 May 2017) – Page 7, Para. 3.17.

4.0 **Proposed Development**

- 4.1 These applications seek a S73 variation of the extant planning permission Ref. 2017/1867/P, and a new Listed Building Consent to replace and consolidate the previously approved Listed Building Consents Refs. 2016/0930/L granted on 15 April 2016 and 2017/1868/L granted on 23 May 2017 with a series of minor variations that have resulted from detailed design development during the course of the implementation of the earlier consents.
- 4.2 Externally, the details of the proposed single storey side extension to the lower ground floor level east side of No. 8 Prince Albert Road, with a series of other external alterations to the fenestration and exterior appearance of building remain as previously approved with only very minor variations to the interior surface of a lower ground floor light well. The details previously approved for the front steps, replacement fan-light, fenestration, doors and detailed design of the rear stairs between ground and lower ground floor level remain identical to those previously approved under Refs. 2017/1867/P & 2017/1868/L.
- 4.3 Planning Permission and Listed Building Consent Refs. 2017/1867/P & 2017/1868/L respectively did not show the internal alterations previously approved under Listed Building Consent Ref. 2016/0930/L, though the intention was that these would be implemented in parallel to the planning permission and listed building consent for the external works and extension to the building.
- 4.4 The proposed development therefore seeks to amalgamate and consolidate these two sets of previous approvals together to confirm the scheme as built out under a single set of approvals.
- 4.5 The vast majority of the works undertaken therefore benefit from the necessary planning permission or listed building consent approvals already, with the exception of the following which were minor variations to the approved scheme during the course of implementation.
- 4.6 Approval is therefore sought to incorporate the following within any amalgamated planning permission and listed building consent granted.

Minor Variations Proposed from the Extant Approvals

- 4.7 The following minor variations from the extant approvals are sought (all other alterations and details are as previously approved):

Lower Ground Floor

- 4.8 The following minor variations are present to the design of the lower ground floor level:

Internal

- 1 Revised design of lower ground floor balustrade.
- 2 Revised design of lower ground floor wall between the hall and study to include a frosted glazed panel to transmit secondary light.

External

- 3 Revision to the surfacing material to the back face of the front light well to the lower ground floor side extension to include a reflective surface to reflect light.

Ground Floor

- 4.9 There are no physical alterations to the physical layout or internal elevations at ground floor level included within these applications for a S73 variation of the extant planning permission and a new consolidated listed building consent with variations.
- 4.10 The only alterations to drawings relating to the ground floor relate to updates to the system of labelling to cross reference with the internal elevations.

First Floor

- 4.11 There are no proposed alterations to the first floor included within these applications for a S73 variation of the extant planning permission and a new consolidated listed building consent with variations.

Second Floor

- 4 Revised layout to the fitted wardrobes in the master bedroom dressing room,
- 5 Revised layout to the fitted wardrobes in the master bedroom – change of a wardrobe to a dressing table.
- 6 Removal of a late 20th Century (1980s) cupboard from the second floor landing to increase the size and circulation space on the lower steps of the stair between second and third floor levels.

Third Floor

- 7 Revision to the position of the approved layout of the door to the square front bedroom, and retention of the linen cupboard to the third floor hall with replacement doors rather than its previously consented removal.

Roof Level

- 4.12 There are no variations or alterations proposed to the roof of the property.
- 4.13 Further details of the minor variations to the proposals can be seen on the accompanying demolition and proposed drawings. The accompanying Design and Access Statement also provides more details of the amalgamation and variation of the previous approvals and the minor works of alteration to the approved design that are proposed.

5.0 **Assessment**

- 5.1 Beyond the direct amalgamation of the extant approvals Refs. PP - 2017/1867/P; LBC - 2017/1868/L; and LBC - 2016/0930/L, the proposed works set out above identify that there are seven new minor variations to the proposals that depart from the previously approved planning permission and listed building consent.
- 5.2 The previous planning permission and listed building consents were all granted under the Camden LDF which previously composed the Camden Core Strategy 2010-2025, and the Camden Development Policies 2012-2025.
- 5.3 The local planning policy situation has been amended since the most recent consents at the site in May 2017. The Camden Local Plan was adopted by the Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.
- 5.4 A comparative table of the previous and current policies is provided at Appendix 5, and the new relevant policies are considered to be as follows:
- Policy CC1 - Climate Change Mitigation
 - Policy CC2 - Adapting to Climate Change
 - Policy CC3 – Water and Flooding
 - Policy D1 – Design
 - Policy D2 - Heritage
 - Policy A1 – Managing the Impact of Development
 - Policy A4 – Noise and Vibration
 - Policy A5 – Basements (by virtue only of the light well created to the front of the previously approved lower ground floor side extension – otherwise no ‘basement’ development is proposed).
- 5.5 None of the variations to adopted local policy materially alter the acceptability of the extant approvals, and their extant and implemented condition is a material consideration which weighs heavily in favour of a grant of planning permission and listed building consent for the amalgamated applications considered here. The minor variations ‘as built’ that are set out above are assessed in detail below.

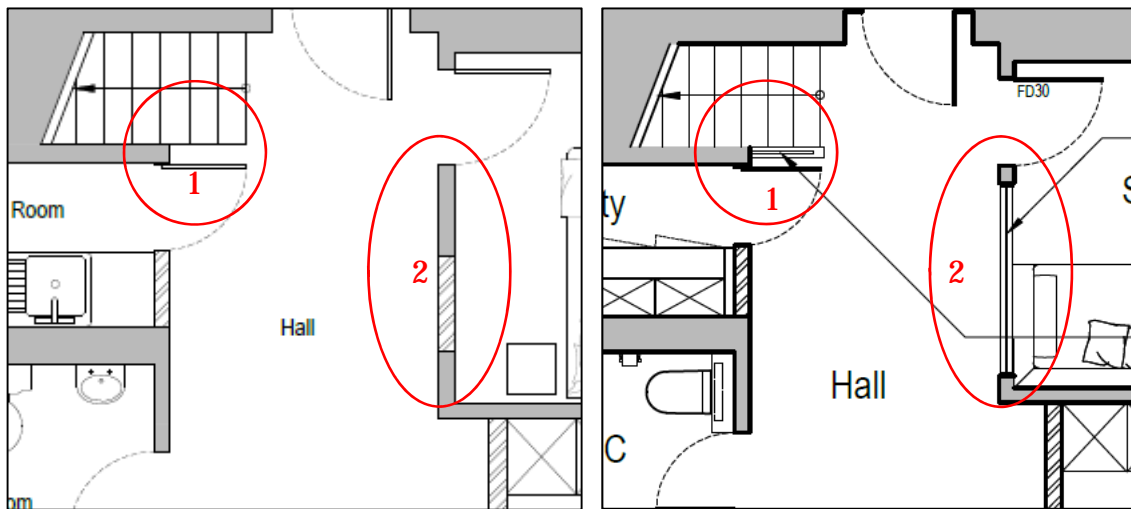
Description and Assessment of Minor Variations

- 5.6 These are set out at Section 4 (above) and are described and assessed in detail below:
- 5.1 1. Revised design of lower ground floor balustrade The first alteration from the amalgamated scheme is the introduction of a section of balustrade to the last three steps of the stair to the lower ground floor level. Figure 5.1 (a) (1) shows the internal layout as approved under 2016/0930/L. In this approval no balustrade is shown which creates a safety issue on the stair and a balustrade was introduced during the construction to rectify this issue.
- 5.2 Figure 5.1 (b) (1) shows this minor alteration: the introduction of a balustrade to the stair. In keeping with the contemporary treatment to the interior, this minor variation from the consented internal approved arrangement sees the insertion of a glass balustrade to the lower steps of the stair. This can be seen in Figure 5.2 which shows an as built photo of the balustrade.

5.3

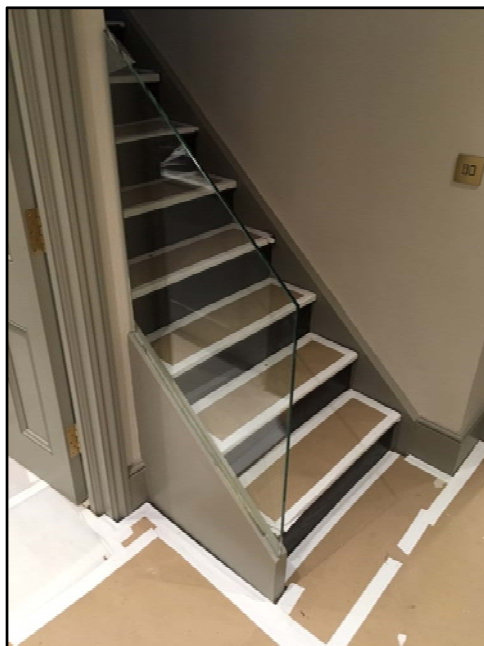
The effect arising from the insertion of the glass balustrade is negligible. Given that no historical research has indicated the presence of a balustrade in this location (the existing position was that the wall continued), and given the lower significance of the lower ground floor in the hierarchy of the building there is no reason in principle to replicate a traditional style balustrade in this location. A modern balustrade of high design quality has therefore been erected. This has no harmful effect on the fabric or the significance of the building and should therefore be acceptable in terms of adopted policy.

Figure 5.1 (a) Left: Approved Lower Ground Floor arrangement under 2016/0930/L (extract from approved Drawing No, 101 rev P01) with annotations reflecting variations (1) and (2) AND (b) Right: Approved Lower Ground Floor as built arrangement proposed (extract from Proposed Drawing No 101 rev P05 of the present applications) annotation reflecting variations (1) and (2)



Source: Design Solutions with Lichfields annotations.

Figure 5.2 (below): Lower Ground Floor - Hall Balustrade 'as built' - Simple single piece glazed design to reflect the contemporary date of the work. No previous balustrade detail or example was present on this level previously so no accurate scholarly reproduction was possible or desirable given the much altered condition of the interior fabric throughout. The protective covering to the floor and stairs is temporary and relates to the ongoing finishing works to the interior fit out.



Source: Lichfields 2017.

2. Revised Design of Lower Ground Floor wall between the Hall and Study

- 5.4 The second minor alteration from the approved design on the lower ground floor sees the insertion of a frosted glazed partition into the modern partition wall between the hall and the study on the Lower Ground Floor.
- 5.5 The approved arrangement is shown in Figure: 5.1 (a) (2) (above left), and the proposed arrangement is shown in Figure: 5.1 (b) (2) (above right).
- 5.6 Photographs of the 'as built' arrangement of this variation are shown below from the hall side (see Figure: 5.4 (a) (below left)) and the study side (see Figure: 5.4 (b) (below right)).

Figure 5.3 (a) & (b): The 'as built' revised arrangement for the design of the wall between the lower ground floor hall and study with glazed partition to transmit secondary light. Seen from the hall side (a) – left and the study side (b) – right.



Source: Lichfields 2017.

- 5.7 Any effect arising from the insertion of the glazed panel is negligible and would have a neutral effect on the significance of the building. The wall is a modern partition and its alteration was approved under 2016/0930/L, while the construction of the single storey side extension consented the removal of the side window to this room leaving it without a direct source of light. The room will be used as a study area, and the glazed panel allows it to draw on secondary light from the hall.
- 5.8 The lower ground floor of the property is of limited significance in the hierarchy of the building, is much altered both in terms of alterations undertaken in the mid-20th century and as part of the extensive 1980s works of renovation. No historic fabric of significance is lost, and the panel is detailed to match the existing joinery. There is no in principle reason why the glazed panel would be unacceptable in this location inserted into a modern partition wall, and there is a tradition within 19th and early 20th century building for usually lower ground floor service accommodation to share light between internal spaces via internal glazing.
- 5.9 The panel inserted represents a modern reinterpretation of this earlier practical architectural tradition, and so provides an acceptable design solution to improved lighting the lower ground floor of the property.

3. Revision to the Surfacing Material to the back face of the Front Light Well

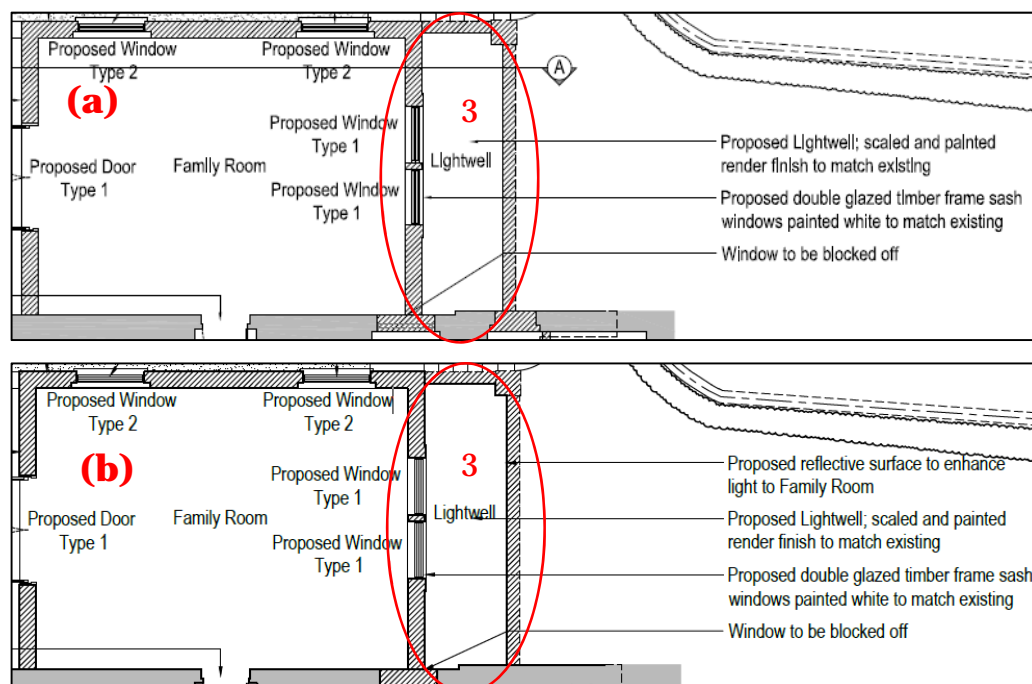
5.10 This final lower ground floor variation is the only external change to the proposals and is a straightforward revision to change the surfacing material of the back face of the front light well to the lower ground floor side extension. A material was not previously specified in this location but it was assumed it would either be brickwork or light painted stucco covered brick.

5.11 The surface has instead been covered with a reflective surface to reflect light into the lower ground floor level family accommodation. This significantly improves the lighting to the room in a discreet and sensitive way that it not visible from the exterior of the building or other buildings.

The approved arrangement from 2017/1867/P is shown in Figure: 5.5 (a) (below left), and the new proposed arrangement (with explanatory annotation) is shown in Figure: 5.5 (b).

Figure 5.4(a) and (b): Approved light well arrangements under approvals 2017/1867/P and 2017/1868/L and Proposed arrangement under current applications.

- a) below – approved arrangement for light well in Lower Ground Floor, as approved under 2017/1867/P & 2017/1868/L: Extract of Drawing No. 101 rev. P04.
- b) below – proposed arrangement to insert a reflective surface into light well wall to enhance light into family room: Extract of proposed Drawing No. 101 rev. P05.



5.12 The effect arising from the proposed variation is negligible, results in no loss of historic fabric of significance and is a minor alteration to the previously consented new fabric that has no impact on the appearance or setting of the building, nor any perceptible effect in relation to the character and appearance of the conservation area, or the conservation area adjacent.

5.13 No perceptible harm arises from the proposed variation and it forms a neutral addition to the previously approved consents. Its addition to the wider proposals for the amalgamation of the works in the previously approved consents should not give rise to any objection under adopted policy or guidance.

4. Revised Layout - Master Bedroom Dressing Room Wardrobes

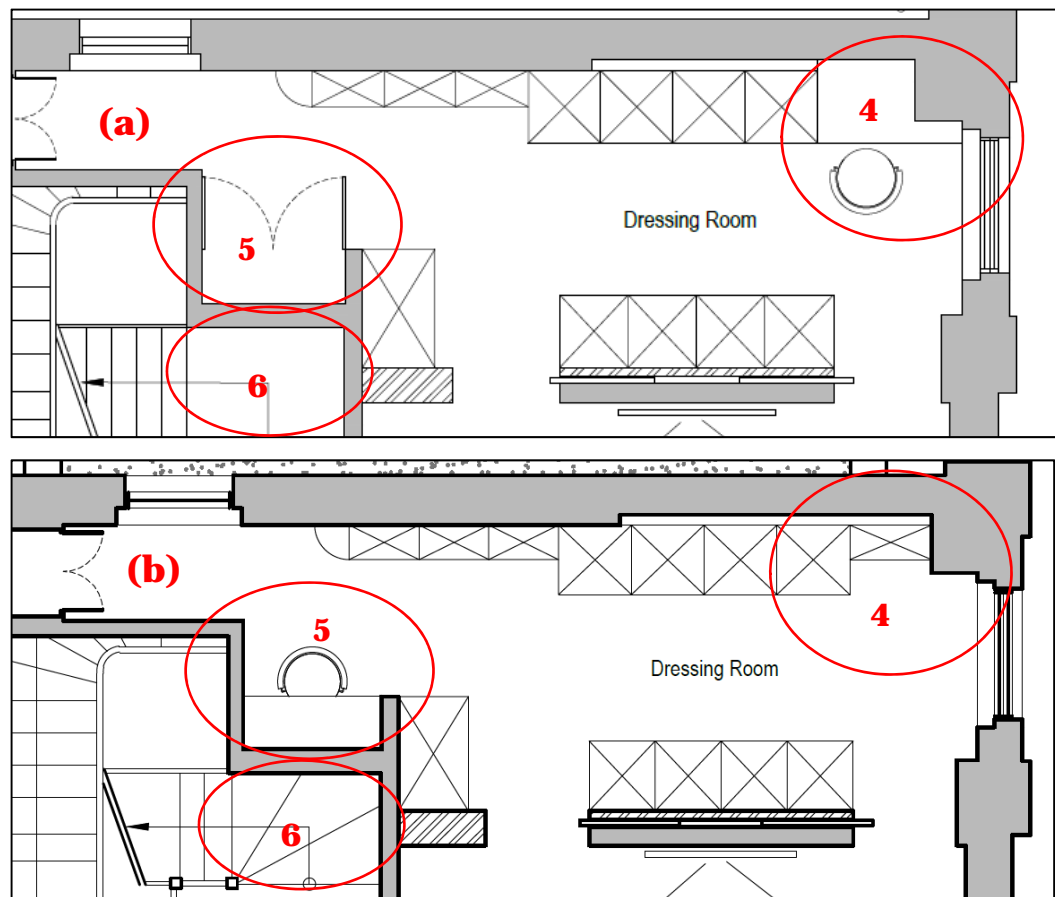
5.14 This minor alteration sees a variation in the position and depth of the fitted dressing room furniture in the Master Bedroom – Dressing Room on the second floor level. None of the fabric associated with the pre-existing cupboards was of historic significance or design merit and all the extant material dated to the extensive 1980s renovation of the property. The removal and alteration to the ‘as built’ form is a neutral change that has no impact on the special interest of the listed building or on the acceptability of the wider proposal to amalgamate the previously approved planning permission and listed building consents.

5.15 The approved arrangement under the extant LBC 2016/0930/L is shown in Figure: 5.6 (a) (4) (below left), and the proposed ‘as built’ arrangement is shown in Figure: 5.6 (b) (4) (below right).

Figure 5.5: (a) Approved layout of second floor Master Bedroom – Dressing Room under 2016/0930/L; and (b) proposed ‘as built’ arrangements.

a) Above - Extract from 2016/LBC/0930 - Drawing No. 104 rev P01.

b) Below – Current application: Extract of Drawing No. 103 rev P03.



5. Revised Layout - Master Bedroom Dressing Room Wardrobe to Dressing Table Revision

5.16 This minor alteration sees the variation of a fitted cupboard of 1980s renovation date to form a dressing table within the Master Bedroom – Dressing Room on the second floor level. None of the fabric associated with the pre-existing cupboard was of historic significance or design merit. Its removal and alteration to the ‘as built’ form is a neutral change that has no impact on the

special interest of the listed building or on the acceptability of the wider proposal to amalgamate the previously approved planning permission and listed building consents.

- 5.17 The approved arrangement under the extant LBC 2016/0930/L is shown in Figure: 5.6 (a) (5) (above left), and the proposed 'as built' arrangement is shown in Figure: 5.6 (b) (5) (above right). A photograph of the 'as built' finished appearance of this feature is included below at Figure: 5.7 (see below) for completeness.

Figure 5.6 The 'as built' arrangement of the alteration from a cupboard to a dressing table in the dressing room of the second floor master bedroom suite is shown with the finished wall covering and retained and matching 1980s renovation corning and new replacement wardrobes otherwise as per the approved design under 2016/0930/L.



Source: (c) Lichfields 2017.

6. Alteration to Arrangement of Second Floor Stair Landing

- 5.18 This minor alteration sees the variation in the design of the stairs following the removal of a late 20th Century (1980s) cupboard from the foot of the second floor stairs just above the landing. The upper second floor to third floor stair case is not original to the 1840s house and was added at the time of the mansard extension that added the third floor. Notwithstanding that this addition is of some age now, none of the fabric associated with the pre-existing cupboard was of

historic significance or design merit, and the variation in the design of the stair treads improves the circulation space on the stair and landing. This is a neutral change that has no impact on the special interest of the listed building or on the acceptability of the wider proposal to amalgamate the previously approved planning permission and listed building consents.

5.19 For ease of reference, the previously approved arrangement under the extant LBC 2016/0930/L is shown in Figure: 5.6 (a) (6) (above left), and the proposed 'as built' arrangement is shown in Figure: 5.6 (b) (6) (above right).

7. Revisions to Third Floor Layout: Door Position and Cupboard

5.20 These related minor alterations see the variation of the position of the door to the front square bedroom at third floor level and associated alterations to alter the design and doors of the linen cupboard. Fitted wardrobes are also added to the square front bedroom.

5.21 For ease of reference, the previously approved arrangement under the extant LBC 2016/0930/L is shown in Figure: 5.8 (a) (7) (below left), and the proposed 'as built' arrangement is shown in Figure: 5.8 (b) (7) (below right).

5.22 The entire third floor mansard level is a later addition to the building post the c. mid-1840s construction of the original pair of villas. None of the internal fabric on this level is therefore of high significance, and the vast majority of the material bar the underlying structure of the mansard is of late 1980s date associated with the extensive renovation of the property at this time.

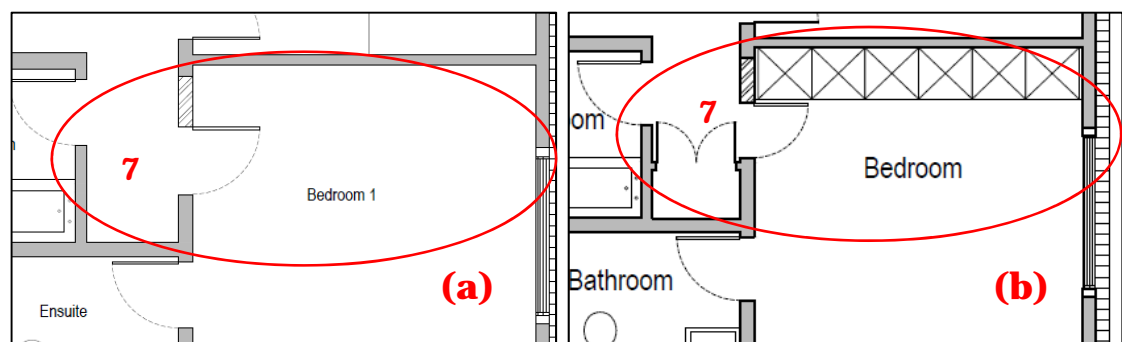
5.23 The proposed works are implemented in only slightly altered form from that approved under extant LBC 2016/0930/L and no additional fabric of any significance has been removed. The proposed 'as built' design is consistent with the rest of the interior as it existed prior to the implementation of these recent works.

5.24 This is a neutral change from the previous approval and that it has no impact on the special interest of the listed building or on the acceptability of the wider proposal to amalgamate the previously approved planning permission and listed building consents.

Figure 5.7: (a) Approved layout under 2016/1867/L and (b) proposed layout under current applications.

a) Extract of Third Floor Layout under Drawing No.. 105 rev P01 (as approved under 2016/0930/L).

b) Extract of Proposed Third Floor Drawing No. 104 rev P01, to be submitted as part of present application



Assessment of Impacts of the Amalgamation of Previous Approvals plus the Minor Proposed Variations on Significance

5.25 The impacts arising from the proposed amalgamation of the previous approvals plus the minor variations introduced are assessed below in relation to the significance of the listed building, its

setting, and the character and appearance of the Primrose Hill Conservation Area and adjacent Regent's Park Conservation Area.

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

- 5.26 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.

Exterior Alterations over and Above the Approved Position

- 5.27 The exterior appearance and detailing of the property is almost identical to that previously approved under the extant planning permission and listed building consents granted on 23 May 2017. The single external change is the change in surface material on the inner face of the lower ground floor light well to the new side extension at the property. This was proposed to be plain stucco, but a reflective surface has been introduced to reflect more light back into the new family room and to improve the outlook from the south facing front window into the light well.
- 5.28 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. The proposed variation within the light well will have no impact on these characteristics of the building.
- 5.29 The proposed change is also to an entirely newly constructed part of the property and does not result in any loss of historic fabric. The proposal change is discreetly located, is not visible from the public realm, and no harmful impact would arise from the variation which would enhance the quality and lighting of the proposed accommodation within the extension.

Interior Alterations over and Above the Approved Position

- 5.30 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 were kept to a minimum in both form and extent in the previously approved internal works application Ref. 2016/0930/L granted on 15 April 2016. The new minor variations in the current proposals are modest variations that relate to the practicalities of detailed design development during implementation. None of the proposals result in any loss of historic fabric. No harm arises to the special architectural or historic interest of the listed building as a result of the proposed variations and they all sensitively integrate with the extant and previously approved internal layout, which in turn integrates fully with the extant approvals for the alteration and extension of the exterior of the listed building.
- 5.31 The proposed works would therefore have a neutral effect on the significance of the building and are acceptable in the context of the amalgamation and consolidation of the extant approvals in this current suite of applications..
- 5.32 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 and garden, and to improve the outlook and lighting within the existing accommodation.

- 5.33 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.
- 5.34 Notwithstanding the above, it should be noted that the majority of the proposed works benefit from existing planning permission and listed building consent under approved applications dated May 2017 and this is a material consideration in the current applications. The wider proposals, and the detailed variations remain however in accordance with the aims of national legislation, policy and guidance and the recently adopted policies of the Camden Local Plan (July 2017). The revised proposals are therefore considered to remain acceptable.

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

- 5.35 The building's setting is comprised of its modest garden, its semi-detached pair and its location on a primary thoroughfare opposite Regent's Park. The garden of the house is ample for the property and the exterior appearance, footprint and detailing of the property are identical to that previously approved under the extant planning permission and listed building consents granted on 23 May 2017. The single external change is the change in surface material on the inner face of the lower ground floor light well to the new side extension at the property to provide a reflective surface.
- 5.36 This is discreetly located and not visible from the public realm and only in the most restrictive exterior views when looking directly over and into the light well. The variation has no perceptible impact on the setting of either the listed building singularly, or on the wider setting of the 15 listed properties comprising the wider group.
- 5.37 None of the internal changes proposed give rise to any effect on the setting of the building or the wider group.

Primrose Hill and Regent's Park Conservation Areas

- 5.38 The proposed amalgamation of the previously granted consents at the property plus the minor variations to the approved design set out do not affect the architectural or historic value of the Primrose Hill Conservation Area, nor the adjacent Regent's Park Conservation Area.
- 5.39 The exterior appearance, footprint and detailing of the property are identical to that previously approved under the extant planning permission and listed building consents granted on 23 May 2017. The single external change is the change in surface material on the inner face of the lower ground floor light well to the new side extension at the property to provide a reflective surface.
- 5.40 This is discreetly located and not visible from any public or private viewpoint within either of the conservation areas beyond the most restrictive exterior views when looking directly over and into the light well from the host property. The variation has no perceptible impact on the character and appearance of the conservation areas and the previous conclusion that the proposed works preserve the character and appearance of both conservation areas remains the case.

6.0 Summary and Conclusions

- 6.1 This Heritage Impact Assessment has been produced by Lichfields to determine the impact of the proposed amalgamation and consolidation of the previous approvals for planning permission and listed building consents at the Grade II listed No. 8 Prince Albert Road. The proposals largely combine the previously approved external alteration and extension of the property with an earlier approval of listed building consent for internal works. This is a weighty material consideration in the consideration of whether to approve these applications to amalgamate the two sets of proposals under a single suite of PP and LBC approvals.
- 6.2 There are very minor additional alterations introduced as a result of detailed design development during implementation. These have been assessed and would not adversely impact the previous proposals or their general acceptability in terms of the newly adopted policies of the Camden Local Plan (July 2017). These include the minor variations set out at Section 4.0, and assessed at Section 5.0.
- 6.3 As required by the National Planning Policy Framework, this Assessment describes the significance of No.8 Prince Albert Road as a Grade II listed building.
- 6.4 The building is one of a pair dating from the early 1840s (though its pair was rebuilt in the 1980s following WWII damage) 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. It's interior is much altered and little internal fabric of significance remains beyond the fabric and balustrade of the main staircase following the extensive renovation and replacement of fabric in the building during a late 1980s renovation.
- 6.5 The proposed amalgamation of the extant consents plus minor variations to the internal layout and detailed design of internal features and one exterior element have been carefully considered in terms of the relevant planning and heritage considerations. It has been determined that the current proposals to amalgamate and consolidate the extant consents plus very minor variations do not harm the heritage values of the building, and that they will not adversely impact on the special architectural or historic interest of the building, the significance of the wider group of listed buildings (Nos. 1-15 Prince Albert Road), or the character and appearance of the conservation area or that adjacent.
- 6.6 Both the internal and external proposed works have been designed to complement the listed building and to read as a seamless and scholarly set of alterations and additions. By using traditional materials and emulating the features of the extant listed building externally, and matching the extant design of features internally (albeit these are of 1980s origin) with contemporary additions to reflect modern design, the overall design preserves the significance of the listed building(s), their settings, and the character and appearance of the Primrose Hill and neighbouring Regent's Park Conservation Areas and the settings of neighbouring listed buildings. The special architectural interest of the listed building is at least preserved.
- 6.7 The proposals are therefore compliant with national legislation; national, regional and local policy and guidance including the newly adopted policies of the Camden Local Plan (July 2017). On that basis, we respectfully request that the S73 variation to the extant planning permission, and associated new listed building consent to amalgamate the previous approvals, plus the integration of the 'as built' minor variations located on the lower ground, second and third floors as outlined should be granted planning permission and listed building consent.

Appendix 1: Listing Description for 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:

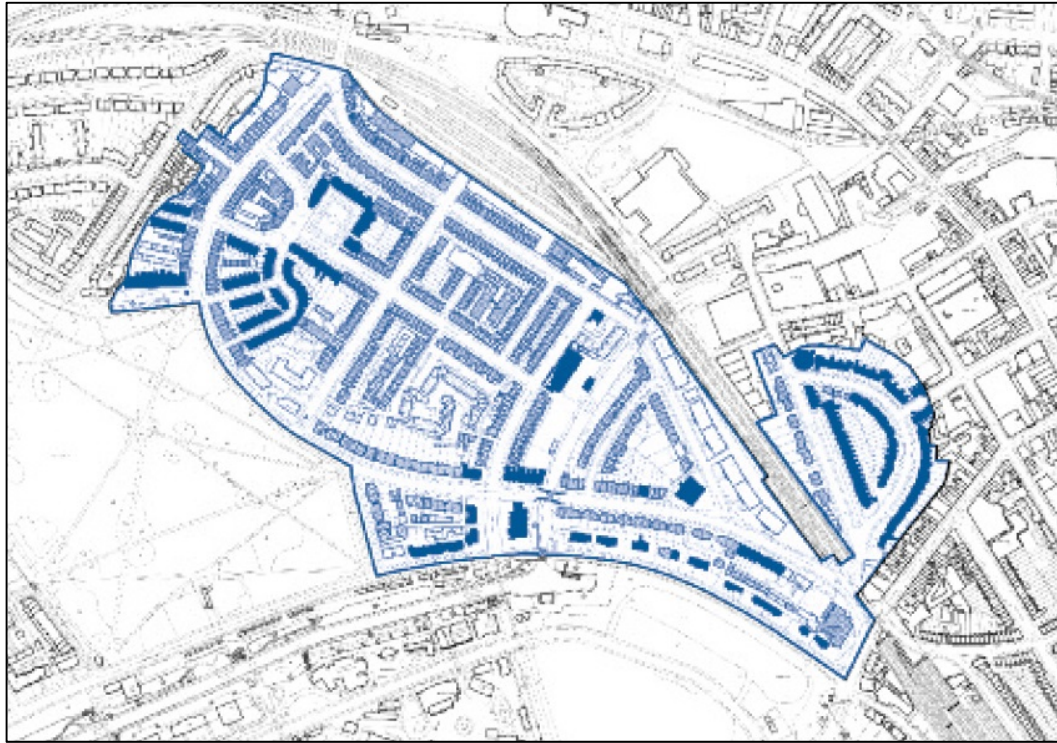
“Street of 15 related detached and semi-detached villas. Mid C19. Probably built by J Guerrier and P Pearse. Stucco. EXTERIOR: No.1: double fronted with 3 windows; 3 storeys and basement. Currently being converted to 2 dwellings. Tall slab chimney-stacks on return walls. No.2: double fronted with 3 windows; 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

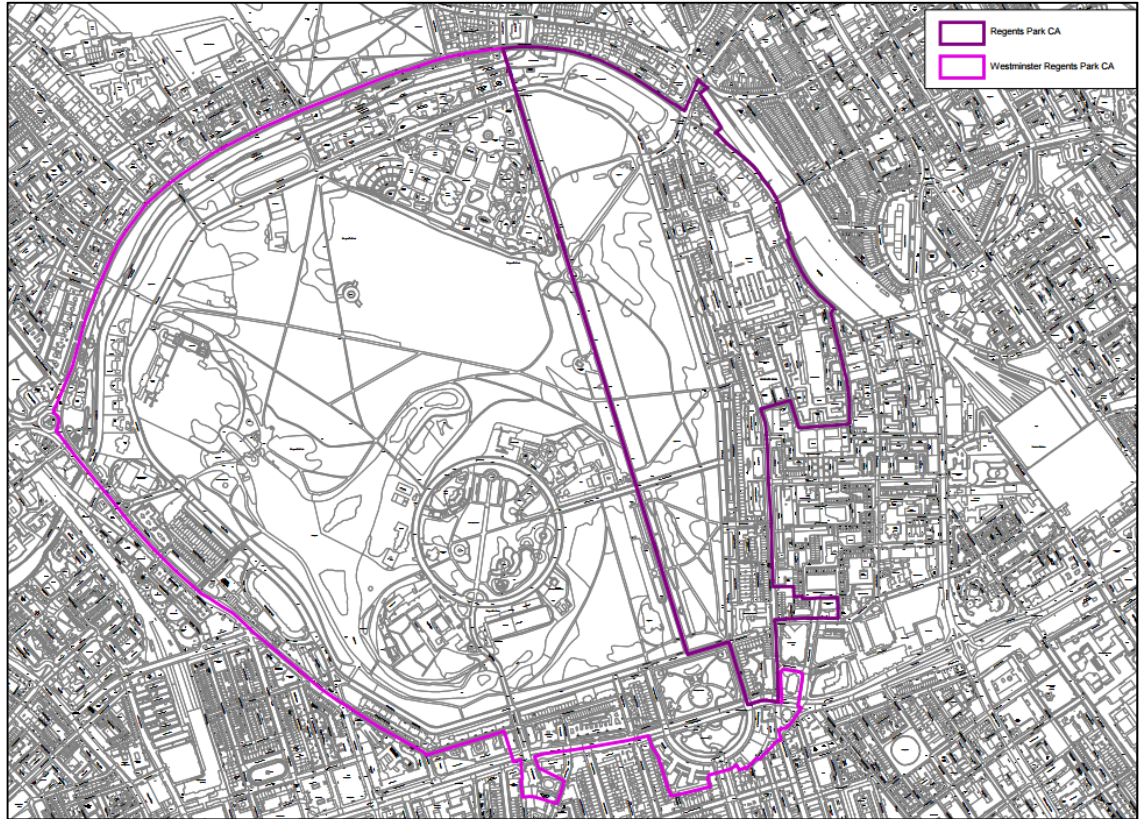
National Grid Reference: TQ 28452 8367

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: Relevant Planning History

No. 8 Prince Albert Road

The most recent and relevant planning history for No. 8 Prince Albert Road and the past approvals of works includes:

Applications: 2017/1867/P & 2017/1868/L

- Planning Permission Ref. 2017/1867/P (Approved 23 May 2017) for:

“Variation of condition 3 of planning permission approved on 26/07/2016 under ref: 2016/2700/P for the erection of single storey side extension with roof terrace above and installation of new window and door to side elevation; namely, the removal of the roof terrace and new window/door to the side elevation from the proposal and alterations to rear landscaping and side steps.”

- Listed Building Consent Ref. 2017/1868/L (Approved 23 May 2017) for:

“Erection of single storey side extension with front lightwell and railings; erection of staircase to rear elevation; installation of new doors to rear elevations; replace marble front entrance steps with limestone; and replacement fanlight above door.”

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

- Planning Permission Ref. 2016/2700/P (Approved 26 July 2016) for:

“Erection of single storey side extension with front lightwell and railings and the use of its roof as a terrace; erection of cast iron staircase to rear elevation; installation of new doors and windows to rear and side elevations; and replacement of marble front entrance steps with limestone.”

- Listed Building Consent Ref. 2016/2723/L (Approved 26 July 2016) for:

“Erection of single storey side extension with front lightwell and railings; erection of cast iron staircase to rear elevation; installation of new doors and windows to rear and side elevations; replacement of marble front entrance steps with limestone; creation of a new opening between side extension and existing house; and replacement fanlight above front door.”

Application: 2016/0930/L

- Listed Building Consent Ref. 2016/0930/L (Approved 15 April 2016) for:

“Internal alterations comprising removal, replacement, blocking and moving of doors, demolition of partition walls, creation of new access doors at ground and lower ground floor levels, new partition walls and new openings between rooms.”

Appendix 5: Statutory and Policy Considerations

Relevant National 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 (as amended) the Planning and Compulsory Purchase Act 2004, and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 establish 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 establishes the following:

- Sections 16 (2) and 66 (1) require 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.

These general duties are therefore weighty considerations in the determination of an application of planning permission and/or listed building consent to a listed building, or a building located in a conservation 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 consideration¹. 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:

"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:

¹ 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 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. It also sets out detail relating to the protection and assessment of impacts on setting, harm in the context of conservation areas, and detail about what constitutes public benefits that may be used to weigh in favour of a grant of planning permission or listed building consent when harm to heritage assets is perceived to occur.

Local Planning Policy and Guidance

Local Planning Policy

The Camden Local Plan was adopted by Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.

The Planning Policy context for the current applications for a S73 Variation to the extant planning permission and a new amalgamated listed building consent with alterations are therefore different to that which was in place when the last approvals were granted in May 2017, and for the internal works in April 2016; namely: The Camden LDF which previously composed the Camden Core Strategy 2010-2025, and the Camden Development Policies 2012-2025.

Notwithstanding the change in the detailed local policy context, the national legislative tests for alterations to listed buildings, and buildings within conservation areas remain unchanged, as does the national policy context in the NPPF and PPG for the assessment and mitigation of perceived harm should it be considered to arise.

Furthermore the newly adopted revised policies of the Camden Local Plan where they related to heritage, listed buildings and conservation areas are remarkably similar to the previous policies in their aims and objectives. There is not considered to be any material change resulting from the amended policy context that would give rise to an alternative outcome for the extant approvals were they to be considered for the first time under the new policy context, nor do any of the proposed additional minor works give rise to effects that should give rise to concern that would lead to an alternative outcome based on the new policy.

The previous policies that applied and there equivalents are as follows:

Table 6.1 Previous and Current Adopted Relevant Local Policy

Relevant Policies - Camden Core Strategy 2010-2025 and the Camden Development Policies 2012-2025	Relevant Policies - Camden Local Plan (3 July 2017)
CS13 – Tackling climate change through promoting higher environmental standards	Policy CC1 - Climate Change Mitigation Policy CC2 - Adapting to Climate Change
CS14 – Promoting high quality places and conserving our heritage	Policy D2 - Heritage
DP22 – Promoting sustainable design and construction	Policy CC1 - Climate Change Mitigation Policy CC2 - Adapting to Climate Change Policy D1 – Design
DP23 – Water	Policy CC3 – Water and Flooding
DP24 – Securing high quality design	Policy D1 – Design
DP25 – Conserving Camden’s heritage	Policy D2 – Heritage
DP26 – Managing the impact of development on occupiers and neighbours	Policy A1 – Managing the Impact of Development
DP27 – Basements and lightwells	Policy A5 – Basements
DP28 – Noise and vibration	Policy A4 – Noise and Vibration

Source: Camden Planning Policy

Primrose Hill Conservation Area Guidelines

The following details were relevant considerations in the determination of the extant approvals and variations of those approvals for works that may affect the character and appearance of the Conservation Area.

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.'*

Appendix 6: Approved Heritage Impact Assessment - Dated 13 April 2016

Approved with Listed Building Consent Ref. 2016/0930/L on 15 April 2016.



**Nathaniel Lichfield
& Partners**
Planning. Design. Economics.

No. 8 Prince Albert Road

Heritage Impact Assessment

Application Ref: 2016/0930/L

Prepared on behalf of PAR Ltd.

Revised 13 April 2016

14960/IR/GL/KD

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Appendices

- Appendix 1 Listing Description Nos. 1-15 Prince Albert Road
- Appendix 2 Map of the Primrose Hill Conservation Area
- Appendix 3 Map of the Regent's Park Conservation Area
- Appendix 4 Bibliography

1.0 **Revised Heritage Impact Assessment**

1.1 This revised Heritage Impact Assessment is submitted for approval under Application Reference 2016/0930/L following detailed discussions with the Council during the determination period that have resulted in revised drawings and documentation being agreed and submitted.

1.2 It should be read in conjunction with the revised Design and Access Statement (Revision 02) by Design Solutions and the 'Proposed Schedule of Works (Revised 12/04/16)' listed therein.

1.3 The Revised Drawings now to be approved are as follows:

Existing Drawings

- Drawing 001 Rev. 00 - Existing Basement Floor Plan
- Drawing 002 Rev. 00 - Existing Ground Floor Plan
- Drawing 003 Rev. 00 - Existing First and Second Floor Plan
- Drawing 004 Rev. 00 - Existing Third Floor and Roof Plan
- Drawing 021 Rev. 00 - Existing Front Elevation
- Drawing 022 Rev. 00 - Existing Rear Elevation
- Drawing 023 Rev. P01 - Existing Side Elevation

Demolition Drawings

- Drawing 201 Rev. 00 - Demolition Basement Floor Plan
- Drawing 202 Rev. 00 - Demolition Ground Floor Plan
- Drawing 203 Rev. P01 - Demolition First Floor Plan
- Drawing 204 Rev. P01 - Demolition Second Floor Plan
- Drawing 205 Rev. P01 Demolition Third Floor Plan

Proposed Drawings

- Drawing 101 Rev. P01 - Proposed Basement Plan
- Drawing 102 Rev. P01 - Proposed Ground Floor Plan
- Drawing 103 Rev. P02 - Proposed First Floor Plan
- Drawing 104 Rev. P01 - Proposed Second Floor Plan
- Drawing 105 Rev. P01 - Proposed Third Floor Plan
- Drawing 121 Rev. P02 - Proposed Front Elevation
- Drawing 122 Rev. P01 - Proposed Rear Elevation
- Drawing 123 Rev. P02 - Proposed Side Elevation

Internal Elevations

- Drawing 140 Rev. 02 - Existing and Proposed Internal Elevations A + B
- Drawing 141Rev. 02 - Existing and Proposed Internal Elevation F
- Drawing 142 Rev. 01 - Existing and Proposed Internal Elevation D + E

1.4

The proposed works to be approved are only those show on the drawings listed above and then listed in the 'Proposed Schedule of Works (Revised 12/04/16)'.

2.0 Introduction

2.1 This revised Heritage Impact Assessment (HIA) has been prepared by Nathaniel Lichfield & Partners to accompany a listed building consent application for internal alterations to No. 8 Prince Albert Road, Camden.

2.2 The description of development as revised by the Council is as follows:

“Internal alterations comprising removal, replacement, blocking and moving of doors, demolition of partition walls, creation of new access doors at ground and lower ground floor levels, new partition walls and new openings between rooms.”

2.3 The property is Grade II listed as part of a group comprising Nos. 1 to 15 (consec.) Prince Albert Road (see Listing Description at Appendix 1 - List entry Number: 1329905) and also lies within the Primrose Hill Conservation Area (see Map of Primrose Hill Conservation Area at Appendix 2).

2.4 In accordance with the statutory requirements under the Planning (Listed Buildings and Conservation Areas) Act 1990, and national and local policy requirements, this HIA has been submitted to consider the impact of the proposals of the heritage assets concerned.

2.5 This HIA should be read along with all of the other accompanying submitted information, in particular the revised Design and Access Statement (see above) and the revised application plans and drawings (see above).

2.6 This Statement identifies the site’s historic, physical, social and economic context and assesses the heritage issues relating to the proposed alterations at the site.

2.7 The assessment is based upon a site visit and an analysis of historical mapping, aerial photographs, photographs and other secondary data sources.

2.8 The report is structured as follows:

- **Section 2 - Understanding the Context:** this sets out the physical and historic context of the site. This includes analysis of the character of No. 8 Prince Albert Road and its relationship to its surroundings.
- **Section 3 – Relevant Planning History:** Sets out the planning history of the application site and any relevant nearby planning history from other properties.
- **Section 4 – Statutory and Policy Considerations:** provides a review of national, strategic and local planning and heritage policy and guidance of relevance to the proposed development.
- **Section 5 – Statement of Significance:** Provides a summary of the significance of the heritage assets identified for assessment.
- **Section 6 - Proposed Development:** describes the proposed development.

- **Section 7 – Assessment:** provides and assessment of the proposed development and its impact on the significance of the heritage assets identified for assessment.
- **Section 8 – Conclusions:** provides an overview of the statement and sets out our conclusions.

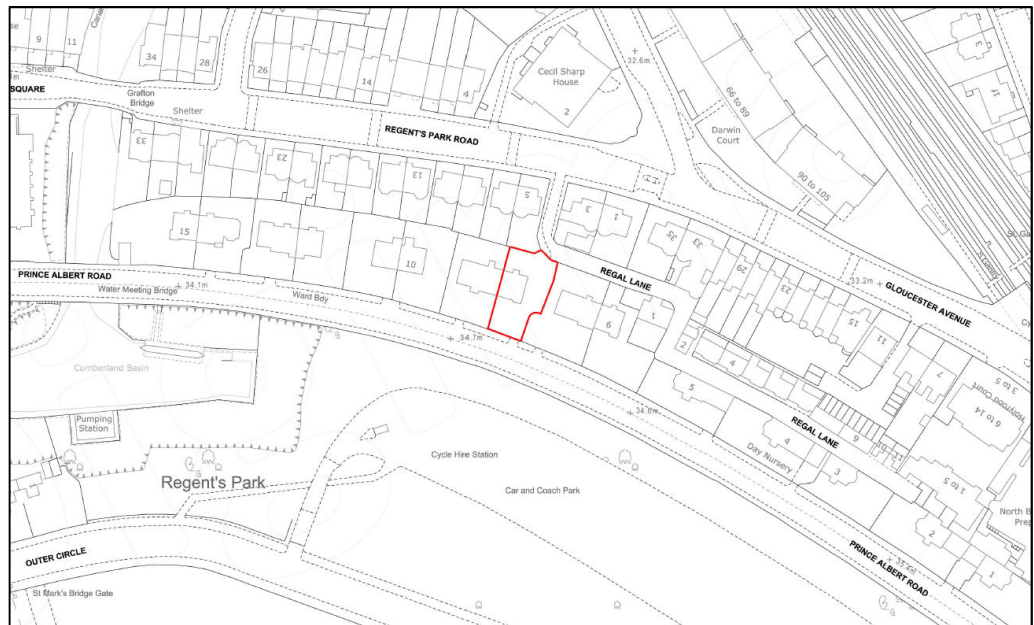
3.0 Understanding the Context

3.1 This section of the HIA provides a detailed assessment of the site's context. The contextual analysis provides an appraisal of the site's physical and historical context.

Physical Context

The Site Location

3.2 The application site is No. 8 Prince Albert Road (see Map 2.1 below and Existing Site Plan – Drawing No. 000 Rev. P00). 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

3.3 The site comprises a semi-detached single family dwelling house that forms pair with No. 9 Prince Albert Road. The pair of properties is bounded to the north partially by the rear of properties on Regent's Park Road and the boundary with Regal Lane.

3.4 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

- 3.5 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.

- 3.6 The pair of properties originally presented a symmetrical neo-classical façade of four bays. Following the destruction of No. 9 Prince Albert Road by bombing in WWII, 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.
- 3.7 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'.

- 3.8 The pair of properties are listed as a group with Nos. 1 to 15 (consec.) Prince Albert Road (see Listing Description at Appendix 1). The properties date to the Mid-19th Century and are considered likely to have been built by J. Guerrier and P. Pearse.
- 3.9 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.”*
- 3.10 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

- 3.11 The site is located within a predominately residential area to the north of Regent's Park. Prince Albert Road is 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).
- 3.12 Only the northern side of Prince Albert Road is developed with substantial semi-detached properties, set back from the road by 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).

Historic Context

- 3.13 The application site is within the Primrose Hill Conservation Area, within Area 1: 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.
- 3.14 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

3.15 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 buildings².

3.16 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.

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.

¹ Primrose Hill Conservation Area Statement – Page 9.

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

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

3.17 No. 8 Prince Albert Road, and its semi-detached pair at No. 9 fit the description above perfectly 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 two adjoining buildings.

3.18 The Conservation Area Appraisal also 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:

“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

3.19 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

³ Primrose Hill Conservation Area Statement – Page 9.

⁴ Primrose Hill Conservation Area Statement – Page 11.

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 owning the land, including Regent's Park, to the south.

- 3.20 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.
- 3.21 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.
- 3.22 At around the same time the construction of the London and Birmingham Railway was underway in the 1830s with a railway terminus located at Chalk Farm in 1834. However, it soon became obvious that the railway needed to terminate closer to the heart of London, and Euston Square was chosen for the site of the new station.
- 3.23 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 current sweeping curves of villa development.
- 3.24 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.
- 3.25 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.