

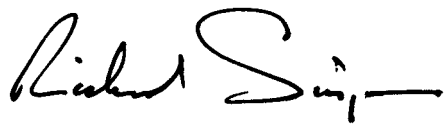
## **ADVICE from Primrose Hill Conservation Area Advisory Committee**

12A Manley Street, London NW1 8LT

4 July and 1 August 2018

6 Albert Terrace NW1 7SU      2018/2342/P

1. The Primrose Hill Conservation Area Advisory Committee reviewed this application first at its meeting on 4 July, and then, following the issue of the Planning Inspector's decision dismissing the appeal on the property on 11 July, the application was reviewed again at the Committee's meeting on 1 August 2018. The Committee noted that it had been offered no pre-application discussion on the application, despite guidance on pre-application engagement with the local community in the NPPF.
2. Strongest objection to the proposed basement.
3. We note that the house is recognized in the *Statement* as making a positive contribution to the character and appearance of the conservation area.
4. We object strongly to the proposal to extend the existing basement under the front side and front gardens.
5. We note that Local Plan policy A5 h requires that the basement should 'not exceed 50% of each garden within the property'. It appears to us that the basement extension exceeds 50% of the front side garden, especially allowing for the boundary wall, and that it is not clear that it does not exceed 50% of the front garden, also allowing for the boundary wall.
6. Given the importance of these gardens in the context of the conservation area – as a group forming a transitional area between the open parkland of the Hill and the private houses and gardens of the conservation area, we would also expect to see Policy A5 u enforced: that is to demonstrate that the proposals 'do not prejudice the ability of the garden to support trees where they are part of the character of the area.' In this location, substantial trees – not potted ornamentals – would be part of the character of the area. We note that a number of existing trees would be lost.
7. We object to the increase in depth of the basement by 0.43m to create a floor to ceiling height of 3m. We note that this is an increase of over 15% in the existing floor-to-ceiling height. We note that Local Plan Policy A5 requires that a basement should be subordinate to the existing house. This requirement was endorsed by the Planning Inspector in his dismissal of the recent Appeal on this property (APP/X5210/W/18/3192767, decision letter para 7). He stated that the appeal proposal would be disproportionate, and not subservient, to the main house. We advise that an increase in volume of the basement as proposed, resulting from an increase in height of some 15% would be neither proportionate nor subservient, and so fail the test at A5 as endorsed by the Inspector.
8. We note the Inspector's further comment, at his para 8, that a BIA needs to be independently verified. It is not clear to us that this is the case. Without that verification the Inspector found that it was not possible to accept that the proposals accorded with Policy A5.
9. We further note that a CMP needs to be agreed. It is not clear to us that a CMP has been agreed. In this case it is critical that it be acceptable to the neighbours. Again, the Inspector found on the Appeal that without an agreed CMP, and associated obligations, it was not possible to accept that the proposals accorded with Policy A5.

A handwritten signature in black ink that reads "Richard Simpson". The signature is written in a cursive style with a horizontal line extending from the end of the name.

Richard Simpson FSA  
Chair