


ADVICE from Primrose Hill Conservation Area Advisory Committee

12A Manley Street, London NW1 8LT

4 July and 1 August 2018

6 Albert Terrace Mews NW1 7TA 2018/2445/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 possible objection to the conversion of the property to ancillary guest accommodation for 6 Albert Terrace. We note that although made under the address 6 Albert Terrace Mews, the application addresses both 6 Albert Terrace Mews and 6 Albert Terrace in terms of use.
3. The PHCAAC has always opposed the loss of smaller dwelling units in our area. This proposal needs to be seen as cumulatively part of a major loss of dwelling units.
4. We note that in 2003 an application (PEX0300139/P) was granted for the conversion of 6 Albert Terrace from 6 self-contained flats to a single family dwelling house. We note that the Council has sought to prevent the loss of existing homes, now see Local Plan Policy H3, by resisting the loss, including the cumulative loss, of two or more homes. In this case the cumulative loss would be of six homes. Further, the loss would be from permanent residential accommodation to 'ancillary guest accommodation', which is clearly of a temporary nature.
5. The Committee noted with great concern that the proposed alterations to floor levels in the Mews house implied the very substantial rebuilding of the interior of the house. We recognize that the building is not listed and such internal work is not subject to planning control. Under this circumstance we would strongly urge that any consent which may be granted – for the external works in association with the internal changes, for example – should include a legally enforceable CMP, agreed with neighbours, to protect the amenity of neighbours in both Terrace and Mews.



Richard Simpson FSA
Chair