

ADVICE from Primrose Hill Conservation Area Advisory Committee

12A Manley Street, London NW1 8LT

1 October 2018

6 Albert Terrace Mews NW1 7TA 2018/3222/P

Strong objections.

1. 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.
2. 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.
3. 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.
4. We note that historically this was a service building to the main house. That does not mean that it was not also a dwelling. The common pattern for a mews was to house the means of transport at ground level, and servants at the upper level. That is, the mews provided long-term residential accommodation. It has certainly done so within the period of present Development Plans, as a 4 bedroom house.
5. The Committee has been advised that the structures proposed are overdesigned and not sustainable, and that the structure proposed would put the neighbouring house at avoidable risk.
6. Given the major reconstruction of the house proposed we advise that no consents should be granted until a legally enforceable CMP has been agreed with neighbours.
7. We object to applications for air-conditioning on principle, asking that they be justified to show that they do not increase energy use, and that lower energy alternatives are not available.



Richard Simpson FSA
Chair