

Conservation Area Advisory Committee

Advisory Committee	Primrose Hill
Application ref	2019/0457/P
Address	Flat 5 19 Prince Albert Road London NW1 7ST
Planning Officer	Obote Hope
Comments by	24 Feb 2019
Proposal	External alteration associated with the removal of the old flue pipes and installation of a new flue pipe.
Objection	Yes
Observations	<p>ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>6 February 2019</p> <p>Flat 5 19 Prince Albert Road NW1 7ST2019/0457/P</p> <p>Strong objection.</p> <p>No 19 Prince Albert Road in a Listed Building, one of a group of three pairs of semi-detached villas, linked at ground-floor level and forming a coherent group. The location of the group, facing Regentâs Park, gives the houses additional visual prominence and significance in both the Primrose Hill and Regentâs Park CAs. A major element in the significance of the group, as well as the individual houses, is the roof slopes. The hipped roofs run to eaves with finely detailed consoles; the chimneys, which are stuccoed, are located to the centre party-wall and to the side walls. The âCentral tall slab chimney-stacksâ are specifically noted in the List description. The Primrose Hill conservation area statement (current SPD) draws attention to roofs which are prominent, particularly in long views and in views from parks, to properties which are part of symmetrical compositions, and to properties where, as here, the roofs are largely unimpaired (PH18).PH19 states that roof alterations which change the form of the roof are unlikely to</p>

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be acceptable, and includes these houses as subject to this policy guidance.

We advise that the proposed new vent would be visible in long as well as shorter views, disrupt and clutter the unimpaired roof slope, and conflict with the important chimney stack, harming the recognized significance of the Listed Building and the group of Listed Buildings, and failing to preserve or enhance the character and appearance of the conservation area. The removal of the existing flue, which, in location at least is logical and less obtrusive â itâs where a flue might be expected to be â does not outweigh this harm.

We note that it is possible to run modern boiler flues in ways that should enable a less harmful location to be found. For example, the area of flat roof behind the main roof ridge may be possible and acceptable.

We further note that the applicantâs âheritage statementâ fails to refer to the Listed status of the building, and incorrectly states that the building is in âCamden conservation areaâ. The proposal has not been adequately assessed by the applicant, as required in the NPPF, in terms of relevant heritage assets.

Richard Simpson FSA
Chair

Documents attached

No details entered

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