
ADVICE from Primrose Hill Conservation Area Advisory Committee
12A Manley Street, London NW1 8LT

16 January 2019

1 Prince Albert Road NW1 7SN 2018/5685/P + 2018/6324/L

Strong objection.

1 Prince Albert Road is part of the surviving section of the larger scheme for Regent's Park, realised in the 1840s and 1850s. It was part of the Crown Estate's scheme for the Park, and the placing of villas in large gardens, with open views, was a guiding concept. The villas are Listed Buildings. This green openness was in contrast to the building on the adjacent site, on the Southampton estate, where the former Convent (now North Bridge House school) was built to be secluded by high walls.

The proposals would harm the sense of openness which is characteristic of the conservation area at this point, while the railings proposed are wholly inappropriate to the area, as are the metal gates proposed. The front boundary walls to the Crown Estate houses are characterised by plain brick, with gates in close-boarded timber. The present proposals would harm this consistency of the group of Listed Buildings.

We note that the raising of the section of wall adjacent to the school would also harmfully diminish the sense of green openness which is part of the setting of the Listed Building and the character of the conservation area. We note that it is stated that this is to achieve privacy and security. But the present planting provides effective privacy: security could be attained by appropriate and appropriately placed CCTV cameras, for example. The applicant's objectives do not require the harm to the CA.



