

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/2833/P	Richard Simpson for Primrose Hill CAAC	30/08/2020 17:54:49	OBJ	ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT

20 August 2020

17 Albert Terrace Mews NW1 7TA      2020/2833/P

Strong objection.

1. The main issue for the Advisory Committee is the addition of a structure at an additional third storey to the two-storey mews house, and the impact of this proposal on the conservation area, and on the setting of the Listed Buildings which are adjacent to the application site on Prince Albert Road and St Mark's Square.
2. The original scale of the mews, which was essentially two-storeys, has been maintained in the development which has taken place since designation of the conservation area in 1972. The two-storey height is a critical characteristic of the mews in itself and in the contrast with the taller frontage buildings to which the original mews provided service buildings. Their service function was expressed architecturally through the modest height, as well as simpler forms. The hierarchy of heights survives and is significant in the character and appearance of the conservation area. The general two-storey height of the mews is specifically recognized in Primrose Hill Conservation Area Statement current SPD at p. 12. It is carried into policy guidance in the Primrose Hill Conservation Area Statement current SPD, at PH18-19. PH19 specifically includes all buildings in Albert Terrace Mews in the category where 'roof extensions and alterations which change the shape and form of the roof are unlikely to be acceptable'. Changing the shape and form of the roof is what the present application proposes to do.
3. This hierarchy is additionally significant in terms of the setting of the Listed Buildings. No. 17 Albert Terrace Mews is built to the rear of no. 17 Prince Albert Road which is Listed, and the application site is also adjacent to 1 St Mark's Square, also Listed.
4. The location of no 17 in the mews gives its proposed height added importance. The application site is prominently visible down the eastern entrance to the mews – that is the publicly accessible roadway behind St Mark's Square with its Listed Buildings. This view also places the application site in the context of the rear of the Listed Buildings on Prince Albert Road. The application site is thus seen to be prominent in immediate views in the conservation area and in the setting of the Listed Buildings.
5. The proposal would harm the setting of several Listed Buildings. It would neither preserve nor enhance the character and appearance of the conservation area. The proposal would provide no public benefit which might outweigh the harm to the heritage assets.
6. The Advisory Committee would advise on two further points.
7. While every application is decided on its merits, to grant consent for this structure at this height would be seen as a precedent which would make it hard to resist other applications which would, by adding a third storey, fundamentally change the character of the mews and harm the character and appearance of this cluster of heritage assets in the conservation area.

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8. The Advisory Committee is always concerned to protect the amenity of adjoining residents. The conservation area is tightly built in areas like Albert Terrace Mews, and its survival as a living space, its character and appearance, relies on the protection of amenity for all residents. The provision of a work space as proposed would introduce potential noise and light pollution which would be harmful to local residential amenity.

Richard Simpson FSA  
Chair

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2020/2833/P	Gail Rebuck	06/09/2020 16:03:58	COMMNT	I have no objection in principle to anyone enhancing their roof terraces but I would want to be reassured that the proposed new room would not further overlook my bedroom and garden which is directly opposite. I get very little sun in my garden at no11 which is at its height from 1 pm to 3 pm. The height of a new room would further shade my garden as well as overlook it.
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2020/2833/P	Gail Rebuck	06/09/2020 16:04:06	COMMNT	I have no objection in principle to anyone enhancing their roof terraces but I would want to be reassured that the proposed new room would not further overlook my bedroom and garden which is directly opposite. I get very little sun in my garden at no11 which is at its height from 1 pm to 3 pm. The height of a new room would further shade my garden as well as overlook it.
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