

ADVICE from Primrose Hill Conservation Area Advisory Committee

12A Manley Street, London NW1 8LT

19 May 2021

Opposite 68 Regent's Park Road 2021/1813/P Erection of 18m Phase 8 Monopole, C/W wraparound Cabinet at base and associated ancillary works (telecommunications installation)

Strong objection

1. The proposed antennae pole with its associated cabinets is located at a particularly important location between the buildings of the Primrose Hill conservation area and the landscape of the Primrose Hill open space. The proposal would cause serious harm to both sets of heritage assets.
2. The houses at numbers 38-70 Regent's Park Road are recognized in the *Primrose Hill conservation area statement* (2001), current SPD, as positive contributors to the character and appearance of the conservation area. The open space of the Hill is a Listed Historic Park and Garden Grade II. At the entrance to the open space just to the east of the application site is the drinking fountain which commemorates Joseph Payne, a Temperance campaigner who died in 1870. This is a Listed Building, Grade II.
3. The relationship of houses to open space is a key one, reflecting the origins of both the conservation area and of the Hill as open space. The villas and streets of Primrose Hill were built after the land was sold in 1840 by the Southampton Estate. This sale followed proposals for Primrose Hill itself to be made a public open space which were first set out in 1833, with legislation passed in 1841-42. The houses were built on the streets which, in this section, followed the new boundary of the open space. The houses were built to benefit from the views of the Park. This original relationship of the houses to the park currently survives unspoiled. It includes the graded transition from house to private garden, to paved footways and roadway, to what is now an open fence with the grass of the Hill continuing directly from footway to open space. This transition created an open, minimally interrupted visual flow between built street and green Park.
4. This sense of openness is significant in the character and appearance of the conservation area and of the open space. The views of the open space of the Hill are specifically recognized as of significance in the character and appearance of the conservation area in the *Primrose Hill conservation area statement* (2001), at pp. 11 and 13 for example.
5. The proposed installation consists of an 18m high pole with the top 5m consisting of various antennae and dishes. At the foot are 4 substantial cabinets, three of them above the height of the perimeter fence to the Park. They would be located in a gap between trees.
6. The pole is, at 18m high, almost 3 times the height of the lamp-standards in Regent's Park Road. These standards have set the maximum height of the services in the street, taking account of the heritage values identified above. The PHCAAC has worked with Camden officers to achieve street lighting at a scale which is consistent with the character and appearance of the conservation area. The proposed pole breaks this carefully curated scale. Its alien and disruptive forms, scale, and location would be prominent in and seriously harmful to the views which are identified as of real significance in the character and appearance of the conservation area.
7. Additionally, the cabinets would disrupt the flow of surfaces between the footways of Regent's Park Road and the grass of the Hill. We note, and record our welcome for, Camden's resurfacing of the footways adjacent to the Park with a natural grit which has enhanced the relationship of the

surfaces between Listed Park and conservation area. This flow would be significantly disrupted and seriously harmed by the proposed cabinets.

8. We note that the community, through the PHCAAC, has worked with Camden officers to minimise street furniture in the conservation area, and to enhance the views and character of this location in particular through choice of street furniture and treatment of surfaces. The enhancement of the character and appearance of the conservation area in this location would be significantly undermined by the present application.

9. The whole installation would diminish the quality and setting of the Grade II Listed drinking fountain, which has been restored with the support of Camden Council.

10. The proposals would substantially harm the heritage assets as identified. There is no public benefit which outweighs this special harm as it is clear that antennae can be fitted more discreetly in the area. The PHCAAC recently acknowledged that antennae could be acceptable in a more suitable location in the conservation area (Lock House 35 Oval Road NW1 7BJ 2020/5847/P).

11. The proposals fail to preserve or enhance the character and appearance of the conservation area.



Richard Simpson FSA
Chair