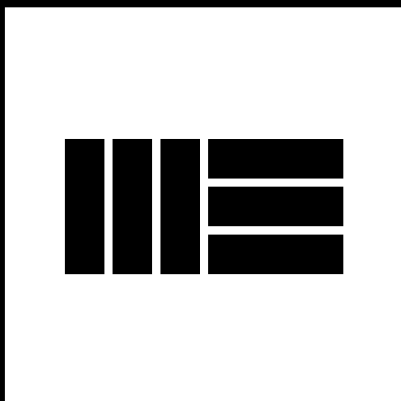


# **5 ALBERT TERRACE LONDON, NW1 7SU**

## **HERITAGE STATEMENT**

**DECEMBER 2021**



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# 1.0 INTRODUCTION

1.1 Montagu Evans has been instructed by our client, Mr Lawrence Salem, to provide heritage advice in relation to No.5, Albert Terrace, NW1 7SU ("the Site").

1.2 The Description of Development is:

*External alterations to the building including, alterations to lower ground floor rear façade, new fenestration, replacement third floor balustrade, expanded front lightwell, skylights to the roof, partial lowering of garden, hard landscaping and associated alterations.*

## **Background**

1.3 The house was built c.1855 as part of an irregular pair with the adjacent No. 6 that were intended to look like a single, large villa.

1.4 The Site lies within the London Borough of Camden ("LBC") and was built in the 1840s. It is not listed, but it is a building of merit within the Primrose Hill Conservation Area ("the CA").

1.5 The site was divided into three flats during the 1980s (LPC Planning Reference: 34498). In 2004 the property was converted to two flats (LPC Planning Reference: 2004/3405/P).

1.6 The property was bought by the Applicant in 2020 who is seeking to renew the property as a home. Consequently, the property was converted to a single family dwelling in 2021 (LBC Reference: 2021/2750/P).

1.7 Works to the exterior of the property were the subject to pre-application consultation with LBC resulting in formal letter of advice in November 2021. The proposals before LBC have responded positively to the advice provided and the matters raised are discussed in the Design and Access Statement prepared by The Selected Work (the project architects), and later in this report.

## **Purpose and Structure of this Report**

1.8 This report sets out the history and significance of No. 5 Albert Terrace, reviews the relevant legislation and planning policy, and assesses the proposals against this policy.

1.9 The proposals that have the potential to affect the significance of the designated asset – the Primrose Hill Conservation Area – are external only. These are minor and are mainly at the rear, where the fenestration on the basement and ground floor levels will be changed to bring more light into these rooms and to accommodate a small balcony. The rear garden is well concealed from the conservation area and these proposals will not harm the significance of the CA.

1.10 The ground levels in the front and rear gardens will also be lowered. In the front garden, this will bring this area into line with that at No. 5's fraternal twin No. 6. This will be a benefit to the CA. At the rear, this will harmonise what is now a confusing space and will not be easily seen from outside the property.

1.11 Other external improvements that will benefit the CA include the rationalisation of the current tangle of waste pipes and rainwater goods, and painting the house white to match its neighbour, thus restoring its original appearance as a subtly divided pair of houses made to look like a single larger villa.

1.12 The structure of the report is set out as follows:

- **Section 2:** The Site: Historic Development and Assessment of Significance;
- **Section 3:** Nearby Heritage Assets: Assessment of Significance;
- **Section 4:** Legislation, Planning Policy and Guidance;
- **Section 5:** Summary of the Proposals; and
- **Section 6.0:** Assessment of the Proposals.

# 2.0 THE SITE: HISTORIC DEVELOPMENT AND ASSESSMENT OF SIGNIFICANCE

2.1 This section sets out the character, history and significance of the Site.

## **The House Today**

2.2 No. 5 Albert Terrace is a four storey plus basement Italianate villa set back from the street behind a small front garden. It was built c.1855 as part of the development of the Southampton Estate. No. 5 is designed to look like a single large, irregularly planned villa with the adjacent No. 6, but this effect is spoiled by the pink paint at No. 5 only. The effect is clearer on the two adjacent pairs at Nos 1-2 and 3-4.

2.3 No. 5 is fully rendered and has two flat-fronted bays articulated by quoining on one side only (there is matching quoining on the equivalent part of No. 6), with a recessed third bay including the entrance under an Ionic portico. There are sash windows, which have prominent surrounds on the first and second floors. There is a heavy cornice and a small roof terrace at the front on the upper floor.

2.4 The façade details, including cornice, quoins, porch and window surrounds are picked out in white, and the rest is painted pink. The first floor windows have cast iron window boxes painted black.

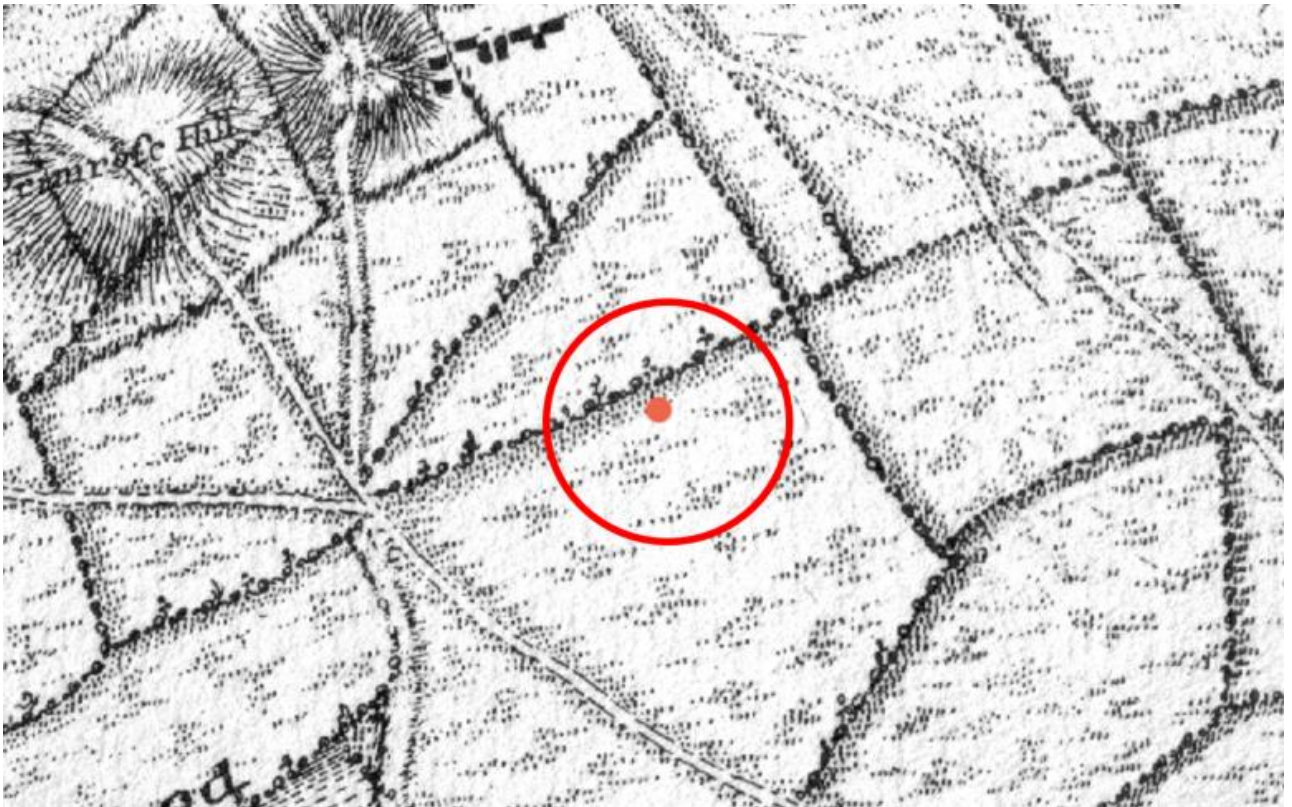
2.5 The rear façade, again painted pink with white trim, is much plainer. The south façade, to the passage adjacent to No. 4, is also very plain. There is a level change to the rear of the property, where the ground is notably lower, and the lower ground floor opens on to the garden space.

2.6 There is a small rear garden, but although a tree on the boundary is glimpsed through the between Nos 5 and 4, it is otherwise not visible from the street because of the location of the house in the middle of the terrace and vegetation on the edge of adjacent gardens.

## **Site History**

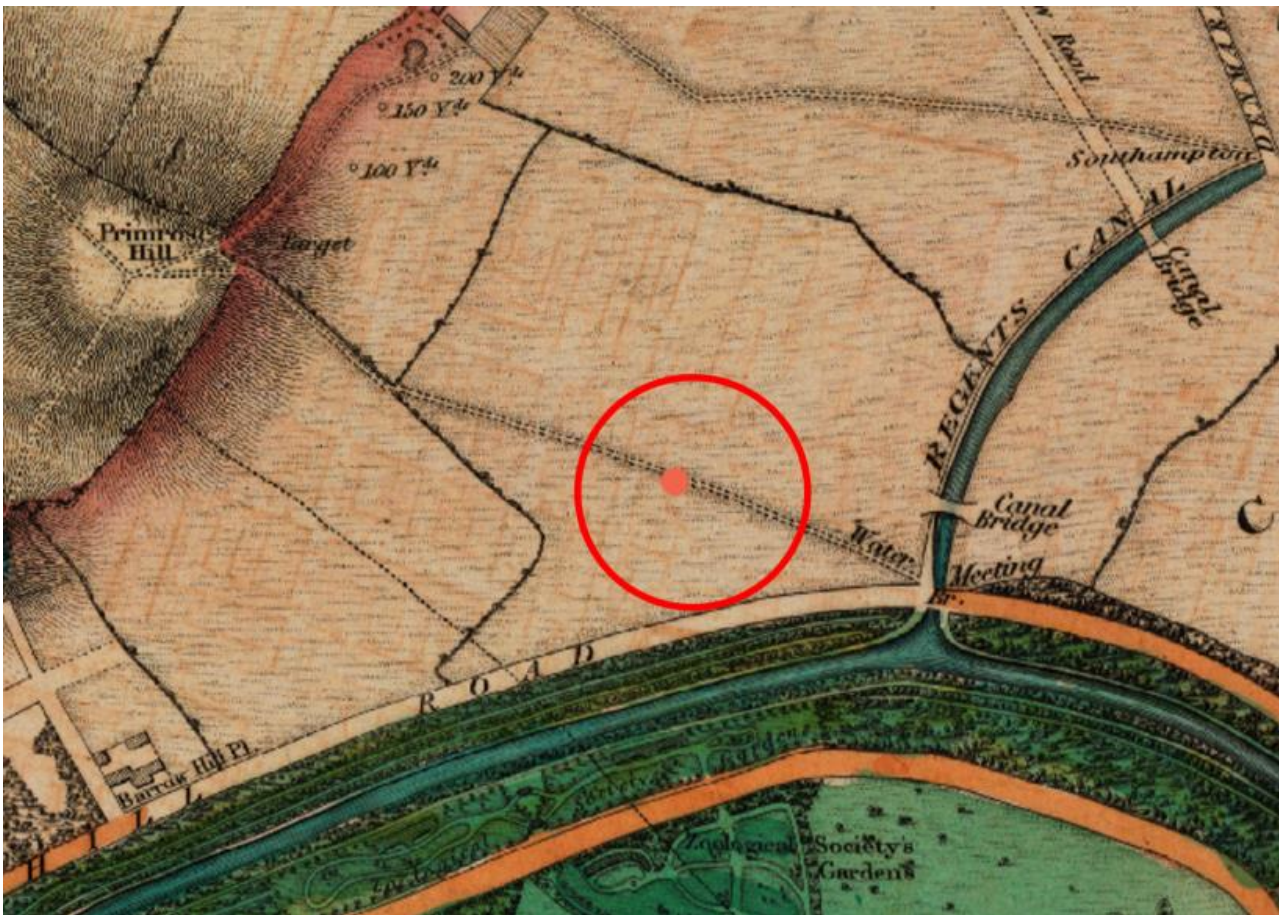
2.7 No. 5 was built in the 1840s on land belonging to the Southampton estate on what had previously been farmland to the north of London (Figure 2.1).

Figure 2.1: Horwood map of 1799. Site location approximate.



- 2.8 The Regent's Canal was built c.1811-18. Regent's Park to the south was laid out c.1811-27 and opened to the public in 1835. The London & Birmingham Railway was built in the 1830s, with the section near the Site first coming into use in 1837.
- 2.9 The Greenwood map of 1828 (Figure 2.2) shows the area after the construction of the canal and Regent's Park, but before further development had taken place.

Figure 2.2: Greenwood map of 1828. Site location approximate.



- 2.10 What is now Primrose Hill park was bought by the Crown Commissioners from Eton College as an extension to Regent's Park in 1838, and opened to the public in 1842, largely to stop it from being developed for housing.
- 2.11 In 1840, the Southampton estate sold off the surrounding land, including the site of No. 5 Albert Terrace for development. A map of this date shows a different proposed layout for the estate, including more development to the west in what is now the park (Figure 2.3).

Figure 2.3: Plan of the Estate in the vicinity of The Regent's Park &c. being a portion of the freehold ground rents of the Lord Southampton. 1840, British Library. Site location approximate, and the houses shown here were not built in this form.



2.12 The Cross map of 1844 (Figure 2.4) shows the Site still undeveloped, as does the Cross map of 1850 (Figure 2.5), although by 1850 the present road layout was largely in place.

Figure 2.4: Cross's London Guide, 1844. Site location approximate.

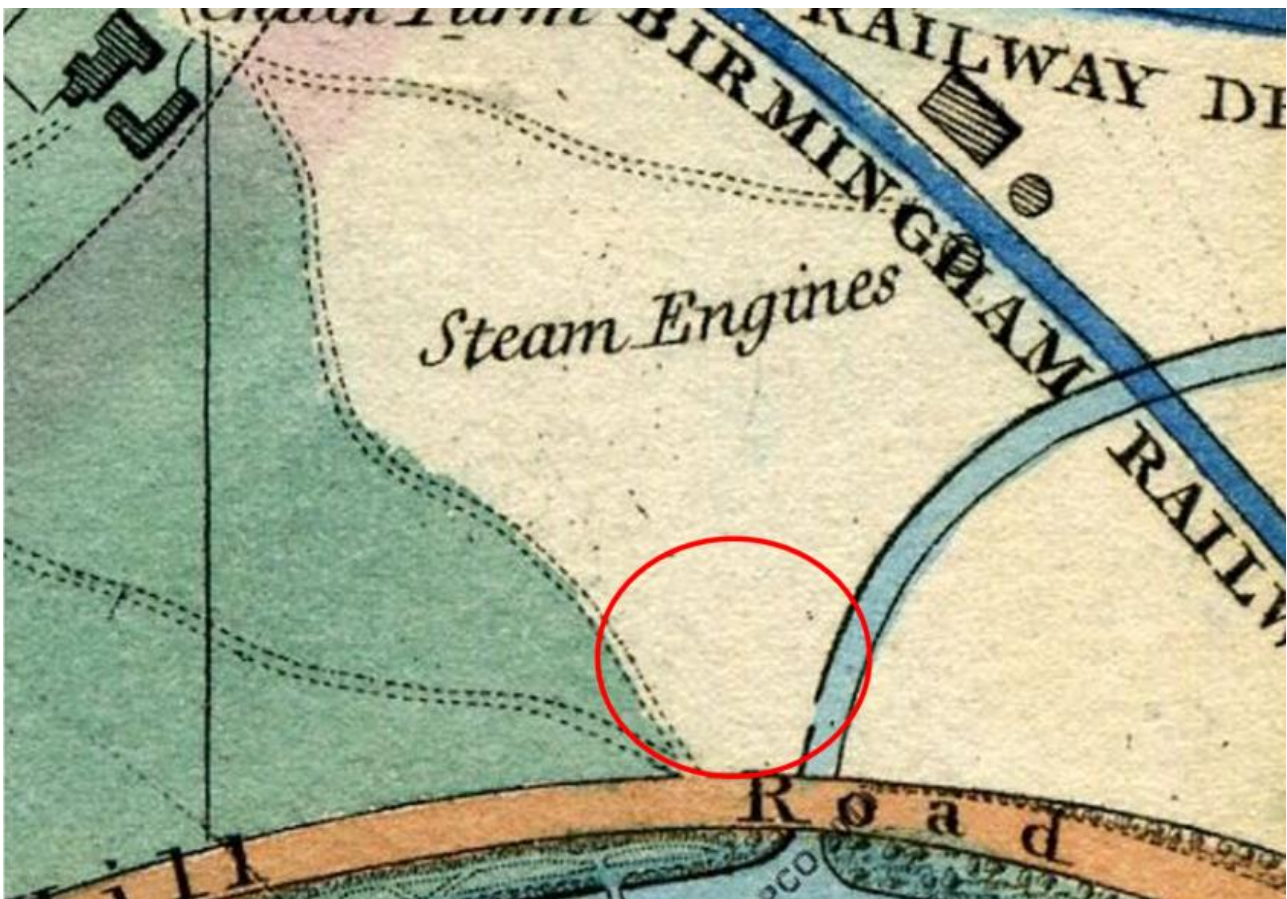


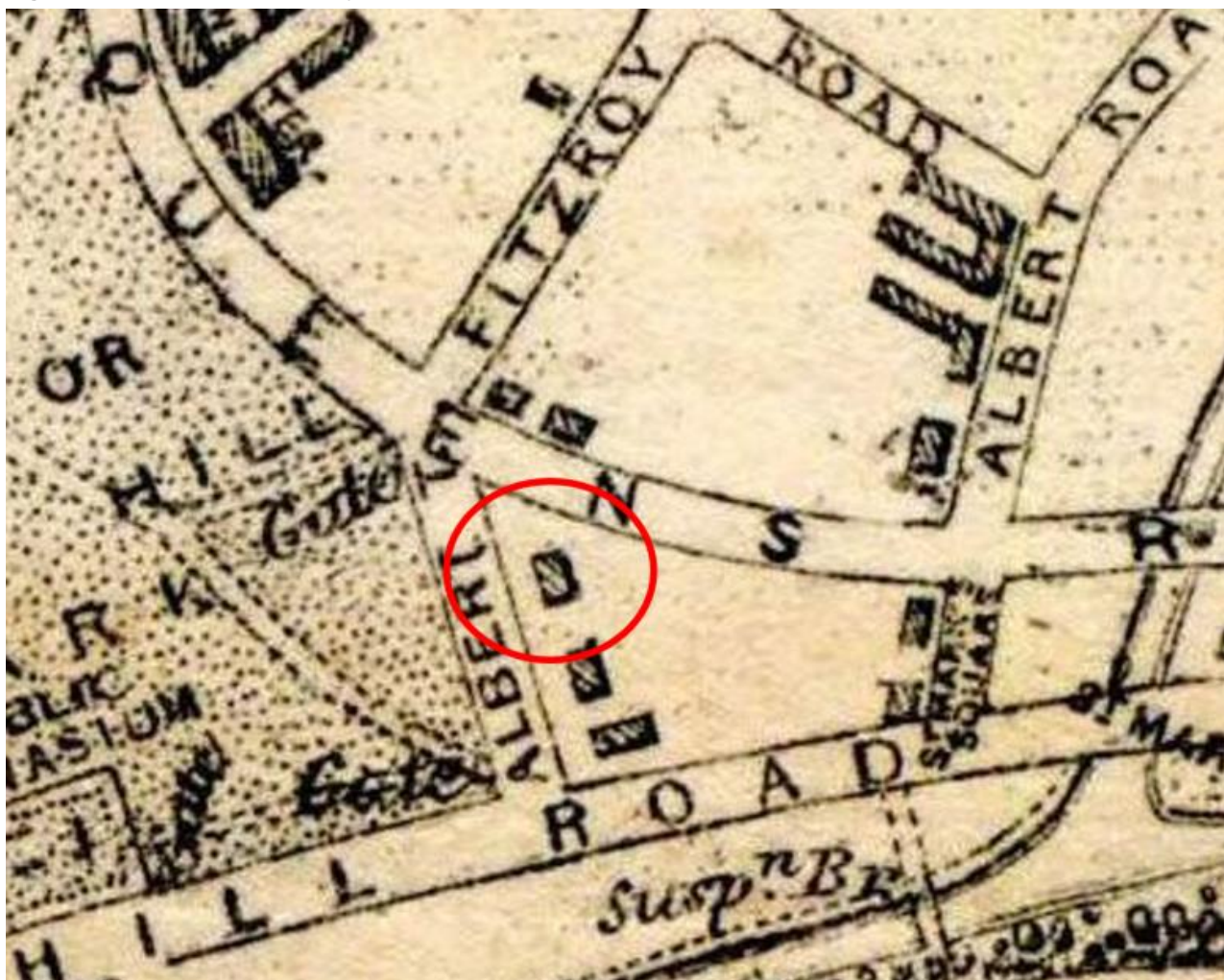
Figure 2.5: Cross's New Plan Of London 1850. Site location approximate.





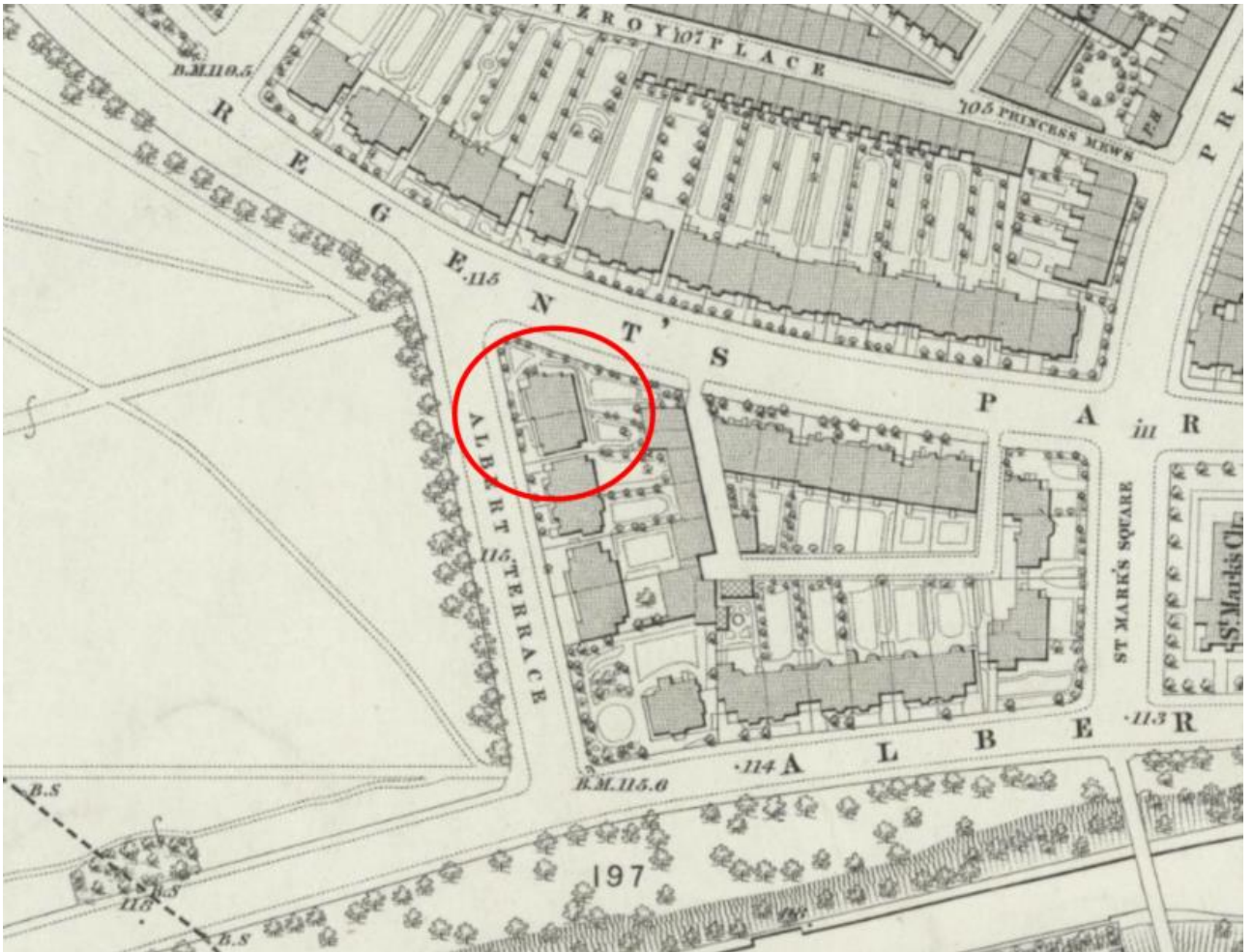
- 2.13 By the time of the 1857 map associated with the Kelly's Post Office Directory (Figure 2.6), the villas on Albert Terrace had been built, but much of the surrounding area was still open ground.

Figure 2.6: Post Office Directory Map Of London, 1857.



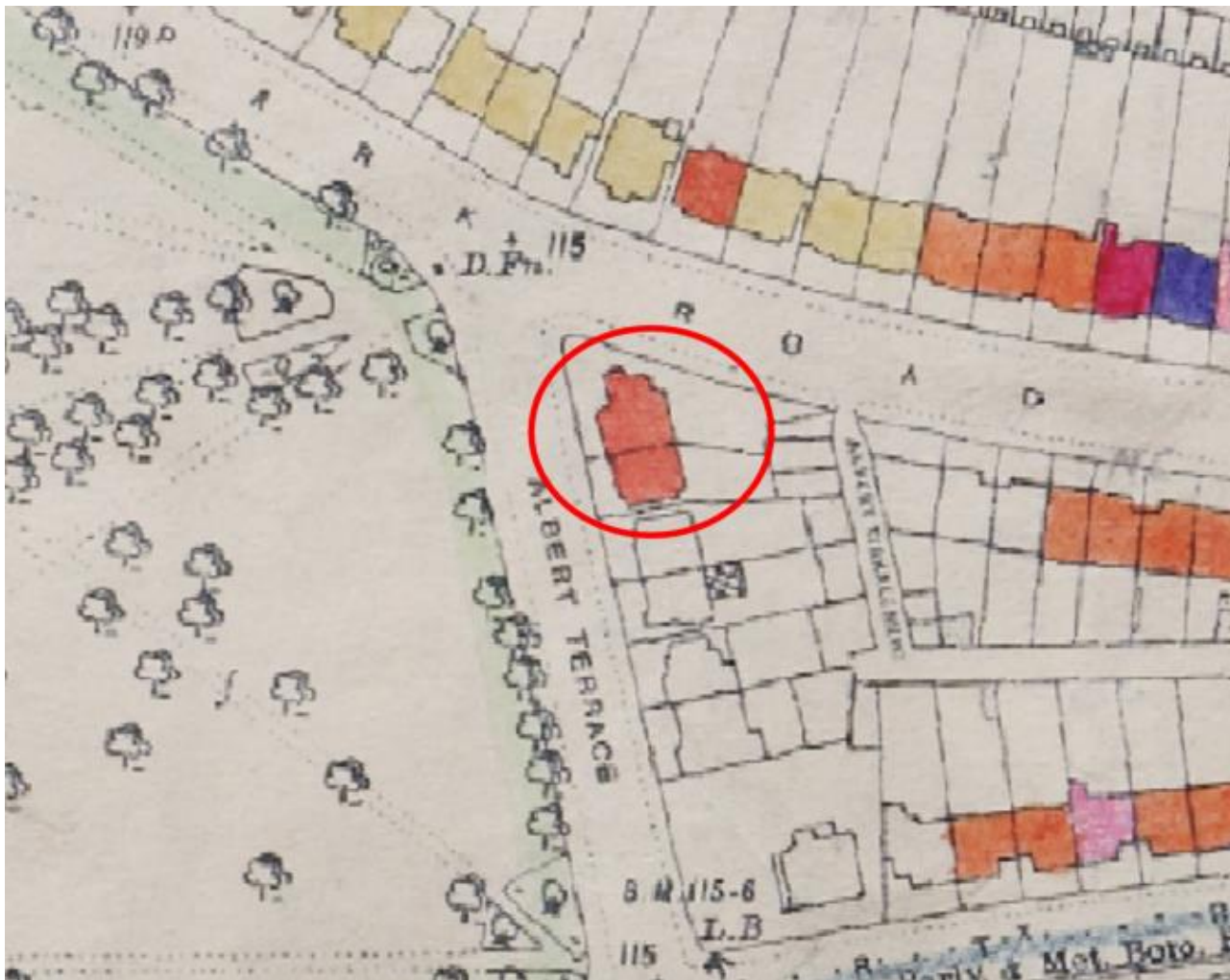
- 2.14 The Ordnance Survey map of 1870-75 (Figure 2.7) shows No. 5 Albert Terrace in its present form.

Figure 2.7: Ordnance Survey map of 1870-75.



2.15 There was apparently some bomb damage to both Nos 5 and 6 Albert Terrace during World War II (Figure 2.8), but this is not particularly evident externally today.

Figure 2.8: Bomb damage map. The light red colour indicates serious, but repairable, damage.



### Recent Planning History

- 2.16 In September 1982 planning permission was granted for 'the change of use of the second and third floors to a self-contained dwelling unit including works of conversion and alterations to the existing balcony at the front' (LPA Ref: 34498).
- 2.17 Consent was granted in 2004 for 'Internal alterations to convert the existing ground floor flat and upper maisonette into a single unit (basement flat to be retained).'(LPA Ref: 2004/3405/P). A letter from the agent, which formed part of the application, noted that the property had been converted into three self-contained flats; a garden flat at basement level (Flat 1), one at ground floor (Flat 2) and the first, second and third floors of the house (Flat 3). The consent allowed for Flats 2 and 3 to be merged into a single family dwelling, with Flat 1 retained as a separate dwelling.
- 2.18 In June 2021 planning permission was granted for the amalgamation of the existing two residential units within the building into one residential dwelling (LPC Reference: 2021/2750/P).

### Statement of Significance

- 2.19 This section provides an assessment of the significance of the property, and its contribution to the significance of heritage assets in the vicinity.
- 2.20 Significance is defined in the National Planning Policy Framework (NPPF) (2021) as:

*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

- 2.21 Setting is defined in the Framework at Annex 2 as "the surroundings in which a heritage asset is experienced."

- 2.22 Our assessment of 5 Albert Terrace is carried out in accordance with best practice guidance, including Historic England's GPA 2 (2015) and GPA 3 (2017) on the assessment of significance and setting.
- 2.23 No. 5 Albert Terrace is not listed, but it has some limited architectural and historical significance as a part of the planned mid-nineteenth century development of Primrose Hill. This architectural and historical significance rests primarily in its west (street) façade, which is designed in an attractive Italianate style as part of a paired "villa" with No. 6. Its details are characteristic of its period, but are not particularly unique either locally or nationally, which is why it is not listed. The south (side) and east (rear) façades are much plainer and have only the most limited architectural significance.
- 2.24 The pink paint at no. 5, which clearly distinguishes it as a separate house to No. 6 reduces its significance by making it very obviously a separate house rather than allowing it to blend with its larger neighbour into a putative single villa.
- 2.25 The limited architectural and historical significance of No. 5 Albert Terrace is recognised by its identification in the Primrose Hill Conservation Area Appraisal as a positive building of merit.
- 2.26 The setting of No. 5 includes the open spaces of the Primrose Hill Registered Park and Garden to the west, the busy road at the front of the house and the surrounding contemporary mid nineteenth-century development of similar houses.
- 2.27 The adjacent No. 6 is an important part of the setting and significance of No. 5 as half of a larger building designed to look like a single house.
- 2.28 The setting of No. 5 within the wider conservation area and opposite the park makes positive contribution to its significance. The CA is discussed in more detail in Section 3.0.

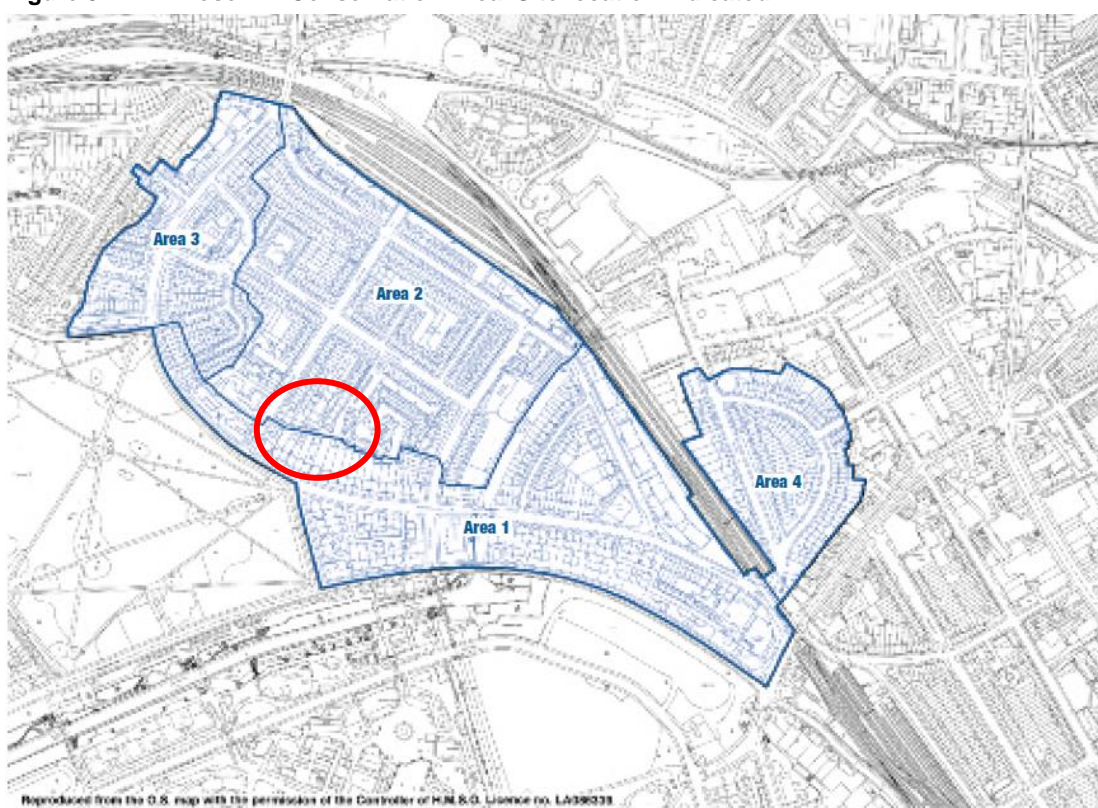
## 3.0 NEARBY HERITAGE ASSETS: ASSESSMENT OF SIGNIFICANCE

- 3.1 No. 5 Albert Terrace is located within the Primrose Hill Conservation Area, and it is within the immediate or wider setting of several designated heritage assets, notably the Primrose Hill Registered Park and Garden (Grade II) (“RPG”).

### Primrose Hill Conservation Area

- 3.2 The Primrose Hill Conservation Area (“the CA”) was first designated in October 1971 and was extended in June 1985. The Primrose Hill Conservation Area Statement was adopted in 2001.
- 3.3 It is shown on the map at Figure 3.1.

**Figure 3.1: Primrose Hill Conservation Area. Site location indicated.**



- 3.4 Primrose Hill was developed in the mid nineteenth century, when London’s popularity as a trade centre created significant demand for residential development outside its historic centre. The construction of the Regent’s Canal in the 1810s linked Paddington to the London Docklands, and London and Birmingham Railway line was built in the 1830s.
- 3.5 The area around Regent’s Park to the south of Primrose Hill was developed for high status housing in the 1810s and 20s, and about the same time initial proposals were put forward to develop open farmland owned by Lord Southampton, Eton College and the Crown Estate.
- 3.6 What is now Primrose Hill park was bought by the Crown Commissioners from Eton College as an extension to Regent’s Park in 1838, and opened to the public in 1842, largely to stop it from being developed for housing, but development went ahead in the surrounding areas.
- 3.7 The initial plans for the area were mainly for large, well-spaced villas in generous gardens, but what was eventually built was somewhat denser, albeit still graciously proportioned with large, attractive houses. Albert Terrace forms part of the original planned development of the Southampton estate in the late 1840s and 1850s. It was probably built in the early 1850s.

- 3.8 The Conservation Area Statement sub-divides the CA into smaller areas of distinct character. The Site lies within Area 1, Regent's Park Road South, which covers the southern part of the CA, and is described thus:

*"This sub area is located to the south of the Conservation Area and is largely flat with a small incline from south east to north west. It is neighboured to the west by Primrose Hill, and to the south by Regent's Park and London Zoo. The Regent's Canal forms a natural boundary to north west, whilst the railway line forms a boundary to the north. The area is primarily occupied by residential uses.*

*This sub-area is characterised by a low density of development and abundant vegetation with a large number of mature street trees and private trees to garden areas creating green corridors to the principle [sic] roads. These roads are dominated by large villa style properties that are set back from the highway and surrounded by substantial green spaces. Rear gardens are also visible through gaps between buildings and in views from secondary roads and mews."*

- 3.9 The Conservation Area Statement goes on to note the importance of Italianate villas in this character area, and also the importance of paired villas built to look like single houses.
- 3.10 The Primrose Hill CA has architectural and historical significance as a planned development of the 1840s and 50s that still retains much of its original character and appearance.
- 3.11 The adjacent Primrose Hill park to the west and Regent's park to the south form an important part of the setting of the CA in the area around Albert Terrace.

#### **Contribution of No. 5 Albert Terrace to the Primrose Hill CA**

- 3.12 The Primrose Hill Conservation Area Statement identifies Albert Terrace with Gloucester Avenue and the south section of Regent's Park Road as forming *"part of the planned suburban Southampton Estate and of a consistently generous width with wide pavements and gently curving forms."*
- 3.13 No. 5 Albert Terrace is characteristic of the houses in this part of the CA. It is a substantial semi-detached house in an Italianate style. It was originally designed to look like a much larger villa with its neighbour at No. 6 on the corner, although this effect is no longer obvious because of the pink paint at No. 5. Nos 5-6 form part of a group of similarly paired villas with Nos 1-2 and 3-4.
- 3.14 The plainer side and rear façade of No. 5 is more difficult to see because of the tightly enclosed nature of the side passage and rear garden. Like the rest of the group, No. 5 has a clearly defined, formal front garden space with a path leading to the front door. The rear garden is tightly enclosed and is difficult to see from the street, except of the vegetation along its boundaries.
- 3.15 No. 5 is identified as a positive contributor to the special character and appearance of the CA in the Conservation Area Statement. We agree with this assessment, and identify the following aspects of the property which form part of its contribution to the character and appearance of the Primrose Hill Conservation Area:
- It was built as part of the original development of the Southampton Estate; its Italianate style and attractive form are characteristic of this phase of development which is understood as a group of contemporaneous properties;
  - Its prominent location, overlooking the park, means that its front elevation is a notable feature in views of the CA from the west; and
  - It forms part of a semi-detached pair, and exhibits characteristic detailing such as a strong parapet line, recessed porch, stucco plasterwork in a pastel shade, and well-defined windows with projecting surrounds and decorative heads.
- 3.16 Therefore, the front elevation of No. 5 Albert Terrace is the most significant within the conservation area. This is due to its attractive, Italianate detailing, which is characteristic of the area, and its prominence in views from the surrounding area, including the opposite Primrose Hill RPG.

3.17 The rear elevation is not easily seen from the wider CA makes a lesser contribution to the character and appearance of the CA than the front, and as such, is less sensitive to change. The side elevation is also difficult to see because of the narrowness of the gap between it and No. 4; however, the view through this gap to vegetation along the rear garden boundary makes a positive contribution to the sense of the CA.

#### **Other Nearby Heritage Assets**

3.18 None of the adjacent properties is statutorily listed.

3.19 In addition to the CA, the following designated heritage assets are situated within 100m of the Site and therefore the Property is potentially within their wider setting.

- Primrose Hill (Registered Park and Garden Grade II);
- Drinking Fountain at Junction with Albert Terrace (Grade II);
- K2 Telephone Kiosk at Junction with Prince Albert Road (Grade II);
- 16, Prince Albert Road (Grade II);
- 17-22, Prince Albert Road (Grade II);
- 2 and 3, St Marks Square (Grade II);
- North Entrance Gate, Keepers Office, Storage Kiosk and Canopy (Grade II); and
- Regent's Park (Registered Park and Garden Grade I).

3.20 Of these, we consider that the dense, built up nature of the townscape to the east, south and west of the site means that only those assets very close to the site have the potential to be affected by development at the site. These are:

- Primrose Hill (Registered Park and Garden Grade II);
- Drinking Fountain at Junction with Albert Terrace (Grade II); and
- K2 Telephone Kiosk at Junction with Prince Albert Road (Grade II).

3.21 Given the proximity of the site to these assets, changes to the front elevation or at roof level have the potential to be experienced within their setting. Changes at the rear are not likely to affect these assets.

#### **Primrose Hill (Registered Park and Garden Grade II)**

3.22 The Primrose Hill RPG is located on the opposite side of Albert terrace, directly opposite Albert Terrace. It comprises a 25ha public open space situated on steeply sloping land bought from Eton College in 1838 by the crown Commissioners as an extension to Regent's Park to the south in large part to prevent the land from being developed for housing. It became a public park in 1841, a gymnasium was built in 1847, a Refreshment Lodge was built, and the park as a whole was improved in phases between 1851 and 1900 to provide extensive footpaths and lamps. There is also a gatehouse lodge of the 1870s on the south-west corner. The children's play area was built in the late twentieth century. It remains Crown property and is managed by the Royal Parks.

3.23 It is a popular destination for London residents and, owing to its topography, the summit of the hill offers a number of important vistas across London, including those designated in the London View Management Framework.

3.24 The eastern extent of the RPG sits along the western boundary of Albert Terrace, opposite the property and the house forms part of the setting of the RPG. With other nearby townscape of similar early-mid nineteenth century date, the setting contributes to an understanding of the development of the park in its urban, residential context of similar date.

#### **Drinking Fountain at Junction with Albert Terrace (Grade II) and K2 Telephone Kiosk at Junction with Prince Albert Road (Grade II)**

3.25 These two listed structures are situated at the northern and southern extents of Albert Terrace respectively.

3.26 The Drinking Fountain was built of granite in the late nineteenth century probably by the Metropolitan Drinking Fountain & Cattle Trough Association and has a bowl base and domed top with a lamp standard. Its setting is clearly urban and is

formed of the nearby terraced houses, the roads and Primrose Hill park, which contribute to an understanding of it as a late nineteenth-century piece of street furniture.

- 3.27 The K2 telephone kiosk is located at the southern end of Albert Terrace and was erected in 1927. These kiosks were designed by Giles Gilbert Scott. Its setting is also clearly urban and is formed of the nearby terraced houses, the roads, Primrose Hill to the west and Regent's Park to the south. The setting contributes to an understanding of it as a piece of interwar street furniture.



# 4.0 LEGISLATION, PLANNING POLICY AND GUIDANCE

4.1 The following section sets out the planning policy context for the Site and for the context of the assessment process.

4.2 The applicable legislative framework to this assessment includes the following:

- The Town and Country Planning Act 1990;
- The Planning and Compulsory Purchase Act 2004;
- The Planning (Listed Buildings and Conservation Areas) Act 1990;
- Planning Act 2008; and
- The Localism Act 2011.

## **Statutory Framework**

4.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 ("the 1990 Act") provides the legislation that is used to assess the impact of proposals on listed buildings and conservation areas. The following sections of the 1990 Act set out the duties on the decision maker in this case:

4.4 Section 66(1) states that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features or special architectural or historic interest which it possesses.'

4.5 Section 72(1) of the Act requires a local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area, and in this context 'preservation means to cause no. harm'.

## **Development Plan**

4.6 The Development Plan comprises the following documents:

- London Plan 2021; and
- Camden Local Plan (2017)

## **London Plan (2021)**

4.7 The London Plan was approved for publication by the Secretary of State in January 2021.

4.8 The policies pertinent to the assessment of heritage assets are contained in Chapter 3 (Design) and Chapter 7 (Heritage and Culture). They include Policy D1 (London's Form, Character and Capacity for Growth), which states that development design should respond to the local context and respect heritage assets that make up the local character.

4.9 Policy HC1 (Heritage Conservation and Growth) states that proposals affecting the setting of heritage assets should conserve their significance and identify enhancement opportunities by integrating heritage considerations early on in the design process.

## **Camden Local Plan (2017)**

4.10 The Camden Local Plan (2017) contains the policies relevant to the works proposed. Below we draw out the relevant limbs of the Local Plan policies.

## **Policy D1: Design**

- 4.11 This policy sets out the design criteria for new development, and includes the following requirements:

*The Council will seek to secure high quality design in development. The Council will require that development:*

- a. *Respects local context and character;*
- b. *preserves or enhances the historic environment and heritage assets in accordance with Policy D2 heritage;*
- e. *comprises details and materials that are of high quality and complement the local character;*
- k. *incorporates high quality landscape design and maximises opportunities for greening, for example through planting of trees and other soft landscaping;*
- m. *preserves strategic and local views.*

## **Policy D3: Heritage**

- 4.12 This policy sets out a number of requirements for development which affects designated heritage assets. The following limbs are applicable because of the nature of the emerging proposals and the property's position within the Primrose Hill CA:

*The Council will:*

- e. *require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- h. *preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

## **Material Considerations**

### **National Planning Policy Framework (NPPF) 2021**

- 4.13 Chapter 16 of the NPPF sets out the Government's policies relating to the conservation and enhancement of the historic environment. In determining planning applications, Paragraph 194 specifies:

*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no. more than is sufficient to understand the potential impact of the proposal on their significance.*

- 4.14 The emphasis is on understanding what is special about a heritage asset, and by extension, identifying those elements which are capable of accepting change without harm to the special heritage values of a place.

- 4.15 Where developments affect the significance of a designated heritage asset, paragraphs 199 to 203, and 206 of the NPPF are engaged.

- 4.16 Paragraph 199 states:

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

- 4.17 This corresponds with the statutory provisions set out in the 1990 Act and which were clarified in the *Barnwell* judgement.

- 4.18 Where a proposal takes the opportunity to enhance or better reveal the significance of a designated heritage asset then paragraph 206 applies:

*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that*

*preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

- 4.19 Conversely, where development is deemed to cause harm, one must demonstrate the works have clear and convincing justification, and, furthermore, that harm is offset in some way proportionately by countervailing public benefits. That harm would, nevertheless, attract great weight in planning balance.
- 4.20 Paragraph 200 refers to "less than substantial harm" which practically applies to most areas where harmful works take place to a designated heritage asset. In this case, that harm would be weighed against public benefits. Such benefits can be improvements to townscape through a complementary and high quality building and the realisation of land use planning objectives.
- 4.21 Annex 2 of the NPPF defines heritage assets as buildings, monuments, sites, places, areas or landscape that are identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest. Heritage assets include designated heritage assets and non-designated heritage assets (NDHAs), which are often but not always identified by the local planning authority.
- 4.22 The NPPF defines "significance" and makes clear that heritage interest may arise from archaeological, architectural, artistic or historic interest.
- 4.23 Paragraph 203 of the NPPF indicates that in weighing planning applications affecting NDHAs, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 4.24 Finally, paragraph 206 states that local authorities should look for opportunities for new development to enhance or better reveal the significance of heritage assets. Such development should be treated favourably.

#### **Primrose Hill Conservation Area Statement (2000)**

- 4.25 The property is within the Primrose Hill Conservation Area, which was designated in 1971 and is the subject of a Conservation Area Statement adopted in 2000. The adopted Conservation Area Statement is a material consideration which provides a description of the character and appearance of the CA as existing.

#### **Other Material Considerations**

- 4.26 The following material considerations and best practice guidance is also of relevance in considering the acceptability of the proposed works:
- Planning Practice Guidance (PPG), online resource;
  - Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (2016);
  - Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015); and
  - Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017).
  - Article 4 Directions

#### **Article 4 Directions**

- 4.27 Within the CA, the property is subject to an Article 4 direction adopted in 1983 withdrawing certain permitted development rights (Appendix 2.0). This outlines that development of the descriptions set out in Schedule I should not be carried out to the properties referred to in Schedule II located in the Primrose Conservation Area.
- 4.28 As such, PD Rights are removed under Schedule I for:
- Rear and side extensions;
  - Roof extension or alterations;
  - Erection of an outbuilding; and
  - Alterations to windows.

4.29 Works to the above would therefore require planning permission.

# 5.0 SUMMARY OF THE PROPOSALS

- 5.1 The proposals have been developed by the Selected Work in collaboration with Montagu Evans.
- 5.2 The proposals are for alterations and improvements to No 5 Albert Terrace and have been developed through consultation with LBC.
- 5.3 The principles of sensitive refurbishment are fundamental to the design, and are discussed more fully in the accompanying Design and Access Statement.
- 5.4 The proposals can be summarised as:
- Lowering front garden to create a lightwell that would be in keeping with the building adjacent, and broader character of the conservation area;
  - Installation of A/C units for cooling within the building;
  - Installation of roof skylight in additional simple balustrade at upper level;
  - Façade to be overhauled and repaired with new render finish with colour to match existing;
  - Rain Water Goods rationalised and replaced with cast-iron pipework;
  - Windows to side elevation to be replaced with timber single pane windows;
  - Installation of new balustrade to match the adjacent building;
  - Creation of landscaped garden with natural stone, together with flower bed planters;
  - Replacement of rear windows with timber window doors; and
  - Replacement of lower ground fenestration with double casement doors.

# 6.0 ASSESSMENT OF THE PROPOSALS

- 6.1 The principal heritage consideration is whether the works proposed would preserve the character and appearance of this part of the Primrose Hill Conservation Area (“the CA”).
- 6.2 No. 5 Albert Terrace is identified in the Conservation Area Statement as a positive contributor to the CA, and we agree with this assessment.
- 6.3 The relevant consideration is therefore whether the proposed changes would meet the statutory test set out at Section 72(1) of the 1990 Act by preserving or enhancing the character or appearance of the Conservation Area as a whole.
- 6.4 The approach to this assessment is set out in Policies D1 and D3 of the Local Plan, and supported by the Material Considerations and SPGs set out above. As set out at Policy D1, and supported in the NPPF, the quality of the design of any proposals will be material to the acceptability of alterations to the exterior of the property.
- 6.5 The key elements of the proposals which have the potential to impact on the CA are external only, and include works to the front lightwell, changes to the fenestration at the rear including the installation a small balcony, new rooflights above the stair and lowering the ground level in the rear garden.

## **Front Lightwell**

- 6.6 At the front, the present sloping ground inside the front lightwell will be dug out to bring it level with the ground in front of the basement windows. This will improve the amenity in these rooms and will make the lightwell at No. 5 match that at No. 6, helping to restore the sense that these are a related pair of houses.
- 6.7 The air conditioning plant proposed for this area will be discrete, and as demonstrated by the submitted acoustic report, an acoustic enclosure will ensure that there will be no adverse impacts on neighbour amenity.
- 6.8 In our judgement the works would preserve the character and appearance of the CA, and in turn the immediate setting of the historic building. Thus, the works would comply with Policies D1 and D3 of the Local Plan, and policies within the London Plan and NPPF.

## **Front and Side Elevations**

- 6.9 The existing timber windows are proposed be replaced by a single pane including slimline double glazing where the frames cannot be retained/refurbished.
- 6.10 We note that in the Council’s pre-application consultation response the Council identified that windows should be retained where possible. We understand that the existing frames are in poor condition and may require replacement. If the windows cannot be repaired they would be replaced with single pane alternatives. This will help to improve the quality of light into the lower ground floor.
- 6.11 The metal balustrade to the existing roof terrace is in poor condition and will be replaced with a new, black painted balustrade which will improve the appearance of the upper part of the historic building.
- 6.12 Despite the objections raised in the pre-application consultation, the proposals retain the rooflight on the southern ridge of the roof. In our judgement, the rooflight would be detailed to be in keeping with the Regency character of the building. It would not protrude from the ridge line in such a way that might otherwise detract from the roofline silhouette of the building. Indeed, this is the type of addition that is very common in such locations and building types, and we have seen these successfully introduced at 10 Gloucester Gate on the eastern side of Regent’s Park (which is a Grade I listed building). In this case, the rooflight would be peripheral to the viewer’s experience of the property within the CA, and in views from Primrose Hill RPG. In our judgement the design is sympathetic and would preserve the significance of the host building, the CA and setting and significance of the RPG.

- 6.13 Other external improvements especially at the side include the consolidation of unattractive external service runs and replacement of rainwater goods in more appropriate materials like cast iron. These will be a benefit to the CA by improving the appearance of the house.

### **Rear Façade**

- 6.14 At the rear the proposals are for alterations to the fenestration at ground and lower ground floor levels and the introduction of a ground floor balcony.
- 6.15 There is already a similar balcony at No 6 which the proposals would mirror. There will be a change to the appearance of the unlisted building. However, we consider that these changes are a sympathetic modern intervention into the house that will make it better suited to modern living.
- 6.16 The proposals do include the replacement of windows on the ground floor and lower ground floor to provide access to the balcony and garden respectively.
- 6.17 The pre-application consultation noted in reference to the windows:

*At first floor level, the proposal is that the original windows be replaced with tall doors to provide access onto the balcony. We would specify any glazed doors at this level to be timber framed rather than metal, and of traditional aesthetic rather than modern. The natural stone framing of the new openings on the rear façade are deemed inappropriate. Although modern alterations may be acceptable at lower ground/garden level, this higher level is more prominent and visible from the public realm on Regents Park Road. In terms of the openings themselves, they should be restricted in position and width to match those of the existing windows on first floor level, and bear relationship to the tri-part windows above.*

- 6.18 The proposals have been amended to retain the proportions of the existing openings at first floor level (when viewed from the rear). The glazed doors would be timber framed and with a traditional aesthetic to ensure that the character of the rear elevation is acceptable.
- 6.19 From the garden, this part of the building appears secondary and unrelated to the principal floors, thus there is an opportunity for a restrained alteration to the façade replacing the existing (and later) fenestration. At lower ground level the new openings would be symmetrical, relating to proportions of the exterior. The windows would be timber with slimline double glazing, giving access to the garden.
- 6.20 In our judgement there would be some limited less than substantial harm from the removal of the historic windows at ground level. That harm is capable of being outweighed by public benefits which we return to below.

### **Rear Garden**

- 6.21 In the rear garden, the proposals are to lower the ground level nearest the house to provide an enlarged area outside the lower ground floor rooms.
- 6.22 Several poor quality trees will also be felled and replaced, and the proposals are designed to retain the attractive magnolia tree at the rear which can be seen between the houses.
- 6.23 In response to the pre-application consultation the appearance of the design has been amended to retain a greater area of planting including a new tree with beds to the rear. The garden design responds to the holistic improvements to the building, and to the rear elevation, and so elevating the contribution the site makes to the CA.

### **Summary and Policy Compliance**

- 6.24 In summary, we consider that the proposed works to this unlisted building in the Primrose Hill CA are appropriate. They respond to the Applicant's comprehensive refurbishment of the building as a single family dwelling, which includes the works to improve the appearance of the building and its contribution to the character and appearance of the CA.

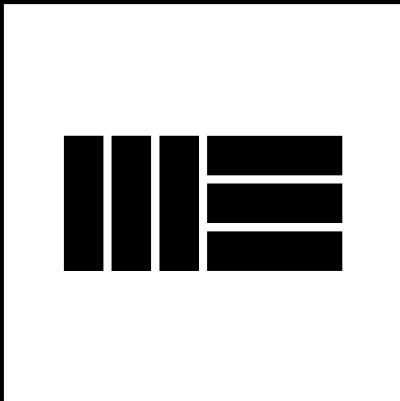
6.25 In our judgement the application would deliver the following public benefits which should be considered when weighed against the limited less than substantial harm to the CA, and to the unlisted building, through the removal of historical windows:

- Enhancement to the appearance of the building through a comprehensive re-rendering of the elevations which will improve the appearance and performance of the fabric and, in turn, its contribution to the character and appearance of the CA;
- Creation of lightwell and rear balcony to mirror that of the adjacent property, and so improve the relationship of the pair with No. 6, and in turn the ability to understand the historic significance of the buildings and their contribution to the CA;
- Improvement to the appearance of the elevations through rationalisation of service runs; and
- Enhancement to the appearance of the lower ground elevation to the rear, which will have a finer architectural quality that is linked to the improved function of the garden. Both will enhance the significance of the host building and, in turn, its contribution to the significance of the CA.

6.26 In our judgement these benefits outweigh the harm to the assets noted above and in doing so comply with policies D1 and D3 of the Local Plan, Policy HC1 of the London Plan, and the policies set out in the NPPF. On that basis the decision maker is able to discharge their legal duty as set out in s72(1) of the 1990 Act.



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WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.  
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL.