

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/6185/P	Richard Simpson for Primrose Hill CAAC	20/02/2022 16:51:49	OBJ	<p>PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street, London NW1 8LT</p> <p>02 February 2022</p> <p>5 Albert Terrace NW1 7SU                      2021/6185/P</p> <p>Strong objections.</p> <p>1. No. 5 Albert Terrace is part of the group of substantial villas recognized as making a positive contribution to the character and appearance of the Primrose Hill Conservation Area. They also face the public open space of Primrose Hill itself, a registered historic Park. The scale of the original houses gives them a special prominence in the conservation area, while their surrounding gardens – front and rear – form a bridge between the private green space and the public green space of the Hill.</p> <p>2. The proposed lowering of the front garden to create a lightwell is harmful to the character and appearance of the conservation area. The distinction in the CA between the houses which face the street with a front area with railings and the houses which have a front garden is well understood and a distinction of considerable significance. It survives here as a sloping area which should not be lost as here proposed. It is also harmful to turn a green space supporting substantial plants into a paved patio with small scale planters: this is contrary to policies seeking to maintain and enhance bio-diversity. PH39 in the Primrose Hill Conservation Area Statement – current SPD – is specific 'Infill or extension of basement lightwells will not normally be acceptable. These works are often unduly prominent, detract from the original design of the building, the established character of the street or involve the loss of significant garden space or historic fabric.' The loss of the lightwell at no. 6 Albert Terrace does not justify further loss.</p> <p>3. We object strongly to the proposed air-conditioning plant (Local Plan policy CC2). We note the Overheating report but question both its assumptions – for example that all bedroom windows must remain closed throughout the day for noise reasons – and its conclusions that the plant proposed is justified.</p> <p>4. We object strongly to the proposed rooflights to the flank roof. This roof is prominent in views from the Hill, and is a complex original roof form in the conservation area. The side roofs – affected here – form one of the elements of symmetry in these houses, and should not be lost. We note that PH18 and PH19 in the Primrose Hill Conservation Area Statement state that roof alterations 'which change the shape and form of the roof, can have had a harmful impact on the Conservation Area and are unlikely to be acceptable where' ... 'The roof is prominent, particularly in long views and views from the parks' (our emphasis). This property is specifically included in this policy guidance.</p> <p>5. The proposed new fenestration/openings at the rear of the building are harmful to the character of the building: they introduce alien forms in a building of recognized significance, disrupting the rear elevation in terms of forms, proportions, balance, and details.</p> <p>6. The paving over of the rear garden is harmful to the green character of the conservation area. In the PHCA Statement PH37 'Particular care should be taken to preserve the green character of the Conservation Area by retaining garden spaces.' This cannot be achieved by hard paving which also counters objectives for improved</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
				bio-diversity – see Local Plan Policy A.c.3.
				7. The raising of the rear boundary wall is objectionable. Views across rear gardens, in this case from Regent's Park Road, are a feature of the conservation area and should not be disrupted by such excessive out-of-scale elements.
				8. The proposals, individually and as a whole, neither preserve nor enhance the character or appearance of the conservation area. There is no balancing public benefit which outweighs the proposed harm to the heritage assets.
				Richard Simpson FSA, Chair PHCAAC.

---