

Application ref: 2023/5123/P  
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Date: 22 April 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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Simon Merrony Architects  
34 Thames Street  
Sunbury on Thames  
TW16 6AF  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:

**5 Prince Albert Road  
London  
NW1 7SN**

Proposal: Installation of Pergola with integrated awning to the west elevation, external repairs and remedial works including the replacement of all external doors and windows, installation of external lighting, alterations to the hard and soft landscaping treatment and the installation of a new access gates.

Drawing Nos: 2023/07/L01 REVP6; 2023/07/PD01 REVPL1; 2023/07/PD02 REVPL1;  
2023/07/PD03 REVPL1; 2023/07/PD04 REVPL1; 2023/07/PD05 REVPL1;  
2023/07/PE01 REVPL1; 2023/07/PE02 REVPL1; 2023/03/PE09 REVPL1;  
2023/07/PE04 REVPL1; 2023/07/PE05 REVPL1; 2023/07/PE06 REVPL1;  
2023/07/PE07 REVPL1; 2023/07/PE08 REVPL1; 2023/07/PE09 REVPL1;  
2023/07/PE10 REVPL1; 2023/07/PE11 REVPL1; 2023/07/PE12 REVPL1;  
2023/07/PE13 REVPL1; 2023/07/PE14 REVPL1; 2023/07/PE15 REVPL1;  
2023/07/PE16 REVPL1; 2023/07/PE17 REVPL1; 2023/07/PE18 REVPL1;  
2023/07/PE19 REVPL1; 2023/07/PE20 REVPL1; 2023/07/PE21 REVPL1;  
2023/07/PP02 REVPL2; 2023/07/PP02 REVPL2; 2023/07/PD02 REVPL3;  
2023/07/PP03 REVPL3; 2023/07/PP04 REVPL2; 2023/07/PP05 REVPL2;  
2023/07/PP06 REVPL2; 2023/07/PP07 REVPL2; 2023/07/PP08 REVPL2;  
2023/07/PP09 REVPL2; 2023/07/PP10 REVPL2; 2023/07/PP11 REVPL2;  
2023/12/PP09 REVPL2; 2023/07/PP13 REVPL2; 2023/07/PP14 REVPL2;  
2023/07/PP15 REVPL2; 2023/07/PP16 REVPL2; 2023/07/PP17 REVPL2;  
2023/07/PP18 REVPL2; 2023/07/PP19 REVPL2; 2023/07/PP20 REVPL2;  
2023/07/PP21 REVPL2; DL80-303 REVD; 2023/07/PP01 REVPL2 and Design and

Heritage Statement by Orion Heritage LTD dated April 2024.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 2023/07/PD01 REVPL1; 2023/07/PD02 REVPL1; 2023/07/PD03 REVPL1; 2023/07/PD04 REVPL1; 2023/07/PD05 REVPL1; 2023/07/PE01 REVPL1; 2023/07/PE02 REVPL1; 2023/03/PE09 REVPL1; 2023/07/PE04 REVPL1; 2023/07/PE05 REVPL1; 2023/07/PE06 REVPL1; 2023/07/PE07 REVPL1; 2023/07/PE08 REVPL1; 2023/07/PE09 REVPL1; 2023/07/PE10 REVPL1; 2023/07/PE11 REVPL1; 2023/07/PE12 REVPL1; 2023/07/PE13 REVPL1; 2023/07/PE14 REVPL1; 2023/07/PE15 REVPL1; 2023/07/PE16 REVPL1; 2023/07/PE17 REVPL1; 2023/07/PE18 REVPL1; 2023/07/PE19 REVPL1; 2023/07/PE20 REVPL1; 2023/07/PE21 REVPL1; 2023/07/PP02 REVPL2; 2023/07/PP02 REVPL2; 2023/07/PD02 REVPL3; 2023/07/PP03 REVPL3; 2023/07/PP04 REVPL2; 2023/07/PP05 REVPL2; 2023/07/PP06 REVPL2; 2023/07/PP07 REVPL2; 2023/07/PP08 REVPL2; 2023/07/PP09 REVPL2; 2023/07/PP10 REVPL2; 2023/07/PP11 REVPL2; 2023/12/PP09 REVPL2; 2023/07/PP13 REVPL2; 2023/07/PP14 REVPL2; 2023/07/PP15 REVPL2; 2023/07/PP16 REVPL2; 2023/07/PP17 REVPL2; 2023/07/PP18 REVPL2; 2023/07/PP19 REVPL2; 2023/07/PP20 REVPL2; 2023/07/PP21 REVPL2; DL80-303 REVD; 2023/07/PP01 REVPL2 and Design and Heritage Statement by Orion Heritage LTD dated April 2024.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed garden structure with an integrated awning measures approximately 5.1m wide, 5.4m long and 2.1m high. The proposed structure would be located towards the rear end of the site along the western boundary wall and would rise approximately 0.5m higher than the existing front boundary wall. However, the proposed garden structure would be a replacement for the

existing garden seat and frame, which is similar in height, and given that the proposed garden structure would be located approximately 7.3m from the front elevation and only visible in the oblique views, it's not considered that the glimpses of the proposed structure would detract from the overall character and appearance of the host building, the garden settings nor the streetscene along Prince Albert Road.

The proposed landscaped scheme, including planting, soft and hard landscape, follows broadly the existing layout which, in turn, reflects that seen on the historic plans. It is proposed to replace the finish to the external portico steps with a more appropriate stone finish, remove the more recent simple railings to the steps. The replacement garage door and boundary gate are considered acceptable. The impact to the exterior and particularly the south elevation, is negligible. Only the very upper levels may be visible from some distance, but not from the pavement to Prince Albert Road, nor from any other heritage assets in proximity. The principle of the use of the garage of a habitable room (gym) is also considered acceptable given the cars would still be able to park within the site boundary without having to rely on on-street parking bays.

The proposal would not have any impact with the neighbouring site given the host building is a detached along Albert Road and its position from the properties to the rear with Regal Lane. Moreover, there would be a gap of approximately 16m with no 2 Regal Lane to the rear elevation. Therefore, it's no anticipated that the proposed structure would have a harmful impact with the neighbouring amenities in terms of loss of daylight sunlight nor would the proposal contribute to a sense given garden structure location and the separating distance of the proposal with the neighbouring building.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the Conservation Area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

An objection was initially received from the Primrose Hill CAAC relating to the proposed works. However, the objection was withdrawn as the proposal has been revised following consultation with the agent. The planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
  
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer