

Application ref: 2024/0892/L  
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Date: 22 April 2024

**Development Management**  
Regeneration and Planning  
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Simon Merrony Architects  
34 Thames Street  
Sunbury on Thames  
TW16 6AF

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:

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

Proposal: Installation of Pergola with integrated awning to the west elevation, internal and external alterations including repairs and remedial works, the replacement of all external doors and windows, installation of external lighting, removal of existing bathroom fixtures and fittings, the replacement of the floor and wall finishes, kitchens and recent cupboards and other joinery and 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 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.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details of the proposed Pergola with integrated awning including the

materials;

b) Details including sections at 1:10 of doors, windows including the glazing of 6mm, the door to the gym and gates;

c) Details of the of internal lighting, and;

d) Manufacturer's specification details of paving (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 listed building consent:

The building is part of a development of 15 detached and semi-detached villas built in the mid-19th century. No. 5 is a double fronted detached villa set over four storeys with an additional basement.

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.

It's proposed to replace the existing bathroom fixtures and fittings and the associated floor and wall finishes to these rooms and the agent confirmed that these elements are not original which were recently replaced. Likewise, the kitchen cupboards and fixtures would be replaced. However, the works would respect any remaining historic fabric, and preserve all the historic details. The proposed works would be confined to areas in which extensive renovation has already taken place. Similarly, any historic fabric located during the works, such as floorboards, would be preserved. Notwithstanding the above, a condition would be attached to be brought to the attention of the project supervisor, who will carry out an assessment who may request guidance from the Conservation Officer.

Replacement of all services, such as boilers, tanks, the underfloor heating manifold, pumps and heating and water systems will be renewed to ensure that

they comply with current standards. These installations will reuse existing pipe routes and will not cut into original joists, impact upon rooms layouts or cut through remaining historic detail.

All services required would be updated and it is proposed to also carry this out reusing existing routes with no additional impact upon historic fabric. This would ensure that the building is protected from water and fire damage, with reduced energy conservation and consumption. There are no historic light fittings and appropriate light fittings will be proposed. Redecoration and like-for-like repairs are proposed for all areas associated with the above refurbishments. No original detail such as fireplaces and cornices, would be relocated or removed. Original internal joinery, including staircases, would be retained.

Several minor revisions to layout, as indicated on the plans submitted with this application, are proposed. In addition, several false floors to bath and dressing rooms are reduced to their original level. These alterations do not remove any historic fabric. Despite significant earlier refurbishments, the broad skeleton of the original layout remains in place, and this is would not be diminished any further. It is proposed to repair all window surrounds and sashes, replacing sashes only where necessary. No work would be carried out to original shutters or other associated joinery, other than where like-for-like repairs are required.

- 2 The replacement garage door and boundary gate are considered acceptable. The impact to the exterior and particularly the south elevation, is negligible and the very upper levels may be visible from some distance. 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.

Subject to the recommended conditions, it is considered that the scheme would not cause harm to the character and appearance of the host property and the wider conservation area. It is therefore considered that the works are in accordance with policies D1 and D2 of the Local Plan 2017. Special regard has been attached to the desirability of preserving or enhancing the listed building, its setting and its features of special architectural or historic interest, under s.16 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 24 uplighters, CCTV, pergola details, and window glazing bars. However, the objection was withdrawn as the proposal has been revised following consultation with the agent and capturing details of the proposal by way of planning conditions. 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 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.

- 3 You are advised that any works of alterations or upgrading not included on the

approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer