

Application ref: 2024/4677/L  
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**Development Management**  
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Simon Merrony Architects  
34 Thames Street  
Sunbury on Thames  
TW16 6AF  
United Kingdom

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:

Replacement kitchen, kitchenette, WC, cloakroom and bathrooms throughout  
Drawing Nos: PE11 Existing Rear Elevation(2), PE10 Existing South and North  
Elevation(2), PE09 Existing Front Elevation(2), PE08 Existing Street Elevation(2),  
PE07 Existing Roof Plan(2), PE06 Existing Third Floor Plan(2), PE05 Existing Second  
Floor Plan(2), PE04 Existing First Floor Plan(2), PE03 Existing Upper Ground Floor  
Plan(2), PE02 Existing Lower Ground Floor Plan(2).

Design and Access statement, 5 PAR- Heritage Statement, 5 PAR- Photographs of  
Kitchens and Bathrooms, L01 Location Plan.

2401-900 rev 1, 2401-184-3F\_RCP rev 1, 2401-183-2F\_RCP rev 1 , 2401-182-  
1F\_RCP rev 1, 2401-181-GF\_RCP rev 1, 2401-180.2-LGF\_RCP rev 1, 2401-180-  
LGF\_RCP rev B , 2401-154-3F\_Small power rev 1 , 2401-153-2F\_Small power rev 1 ,  
2401-152-1F\_Small power rev 1, 2401-151-GF\_Small power rev 1, 2401-150.2-  
LGF\_Small power rev 1, 2401-150-LGF\_Small power B, 2401-124-3F\_Finishes plan  
rev 1, 2401-123-2F\_Finishes plan rev 1, 2401-122-1F\_Finishes plan rev 1, 2401-121-  
GF\_Finishes plan rev 1, 2401-120.2-LGF\_Finishes plan rev 1, 2401-120-LGF\_Finishes  
plan rev 1, 2401-114-3F\_GA rev 1, 2401-113-2F\_GA rev 1, 2401-112-1F\_GA rev 1,  
2401-111-GF\_GA rev 1, 2401-110.2-LGF\_GA rev 1, 2401-110-LGF\_GA rev 1.

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:

PE11 Existing Rear Elevation(2), PE10 Existing South and North Elevation(2), PE09 Existing Front Elevation(2), PE08 Existing Street Elevation(2), PE07 Existing Roof Plan(2), PE06 Existing Third Floor Plan(2), PE05 Existing Second Floor Plan(2), PE04 Existing First Floor Plan(2), PE03 Existing Upper Ground Floor Plan(2), PE02 Existing Lower Ground Floor Plan(2).  
Design and Access statement, 5 PAR- Heritage Statement, 5 PAR- Photographs of Kitchens and Bathrooms, L01 Location Plan.  
2401-900 rev 1, 2401-184-3F\_RCP rev 1, 2401-183-2F\_RCP rev 1, 2401-182-1F\_RCP rev 1, 2401-181-GF\_RCP rev 1, 2401-180.2-LGF\_RCP rev 1, 2401-180-LGF\_RCP rev B, 2401-154-3F\_Small power rev 1, 2401-153-2F\_Small power rev 1, 2401-152-1F\_Small power rev 1, 2401-151-GF\_Small power rev 1, 2401-150.2-LGF\_Small power rev 1, 2401-150-LGF\_Small power B, 2401-124-3F\_Finishes plan rev 1, 2401-123-2F\_Finishes plan rev 1, 2401-122-1F\_Finishes plan rev 1, 2401-121-GF\_Finishes plan rev 1, 2401-120.2-LGF\_Finishes plan rev 1, 2401-120-LGF\_Finishes plan rev 1, 2401-114-3F\_GA rev 1, 2401-113-2F\_GA rev 1, 2401-112-1F\_GA rev 1, 2401-111-GF\_GA rev 1, 2401-110.2-LGF\_GA rev 1, 2401-110-LGF\_GA rev 1.

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.

Informative(s):

- 1 5 Prince Albert Road is a grade II listed building within the Primrose Hill conservation area. The building forms part of 15 related detached and semi detached villas built in the mid 19th century, probably by J Guerrier and P

Pearse. No. 5 is stucco and is set over three storeys with additional basement and attic storeys. It is double fronted with three windows to each floor. The windows are timber framed sashes.

The proposals are for internal restoration and decoration. Including new kitchen and bathrooms. New lighting is also proposed.

At lower ground floor level the kitchen is replaced, new flooring is laid, and the doors leading from the hallway to the family room and to the kitchen are renewed. The floor plan is still intact at this level but very few historic features survive. The existing flooring and doors are modern and within the chimney breast is a modern fireplace. The proposals will not result in the loss of historic fabric and are generally in keeping with the character of the building.

At ground floor level new flooring is proposed. The existing modern flooring is removed and any historic elements hidden beneath are retained. Parquet flooring is then laid on top of a protective layer.

At first floor level the raised floor within the bathroom and the bathroom furniture are removed. A new bathroom is inserted with improved plumbing. Existing modern cupboards are stripped out and new cupboards are inserted.

To the second floor the two bathrooms are replaced and a partition wall between the two rooms is shifted slightly. The current partition wall is a modern fixture, its movement will therefore not compromise the historic plan form. Fitted cupboards are inserted at this level.

The plan form at third floor level is altered slightly to create a useable bathroom and cupboard area. As a space of lesser significance within the house, the minor alterations to the plan form are not considered to be harmful.

Throughout the house the lighting is reconfigured. At present there are many spotlights in all rooms. These were permitted under reference 2006/0470/L. The current proposals reduce the number of spotlights in some parts of the house and reintroduce pendant lights.

The proposed works will not harm the special interest of the grade-II-listed building.

An objection to the application was initially received from the Primrose Hill CAAC. However, after revisions were made to the proposals the CAAC wrote to withdraw this.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London

Plan 2021 and the NPPF.

- 2 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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