

David Weston-Thomas  
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LONDON  
NW1 6RA

Application Ref: **2012/4438/L**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **5101**

5 November 2012

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

### **Listed Building Consent Granted**

Address:  
**15 Prince Albert Road**  
**London**  
**NW1 7SR**

#### **Proposal:**

Erection of single-storey side extension at lower ground floor level and excavation of part of garden to create garden room at lower ground floor level (following demolition of existing pool house), alterations to windows/doors on west elevation, internal alterations and associated landscaping, all in connection with the existing dwellinghouse (Class C3).

Drawing Nos: Site Location Plan; (Prefix 260) PD01; PD102; PD103; PD104; PD105; PD106; PD107; PD108; PD109; PD210; PD211; PD212; PD213; PD214; PD215; PD216A; PD217A; PD218A; PD219; PD220A; PD221A; PD222A; PD223A; PD224; PD225; PD226; PD227; PD228; Tree Survey and Arboricultural Method Statement produced by Martin Dobson Associates Ltd dated 22nd February 2012; Structural Engineering Design Method Statement Revision B produced by Milk dated March 2012; Heritage Statement produced by Ettwein Bridges Architects dated August 2012; Heritage Statement - Appendix A Historic Maps, Plans and Illustrations produced by Ettwein Bridges Architects dated February 2012; Heritage Appraisal - Appendix B Schedule of Architectural Features produced by Ettwein Bridges Architects dated February 2012; Heritage Appraisal - Appendix C Location of Architectural Features and Assessment of Proposals produced by Ettwein Bridges



Architects dated August 2012; Heritage Statement - Appendix D Designations produced by Ettwein Bridges Architects dated February 2012; Structural Feasibility letter (ref 840/1.0/KY) produced by Milk dated 08 August 2012; Design and Access Statement Rev B2 October 2012

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 works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

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

- a) Plan, elevation and section drawings of all the new windows at 1st and 2nd floor levels at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

- b) Plan, elevation and section drawings of all new glazing to the western extension at a scale of 1:20 with typical junctions at a scale of 1:2

- c) Details and samples where appropriate of all facing materials

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the

drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting listed building consent.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer report.

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