



# Appeal Decision

Site visit made on 9 February 2005

by **W.G. Pryce** MSc DipArch RIBA MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate  
4/09 Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN  
☎ 0117 372 6372  
e-mail: [enquiries@planning-inspectorate.gsi.gov.uk](mailto:enquiries@planning-inspectorate.gsi.gov.uk)

Date

22 FEB 2005

---

## Appeal A: APP/X5210/E/04/1156047

2 Prince Albert Road, London NW1 7SN.

0632/L04

- The appeal is made under sections 20 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
- The appeal is made by Mr and Mrs J San against the decision of London Borough of Camden Council.
- The application ref: 2004/0632/L, dated 4 February 2004, was refused by notice dated 28 April 2004.
- The works proposed is the construction of a detached two-storey garage block containing garage and gym.

---

## Appeal B: APP/X5210/A/04/1156046

2 Prince Albert Road, London NW1 7SN.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs J San against the decision of London Borough of Camden Council.
- The application ref: 2004/0631/P, dated 4 February 2004, was refused by notice dated 28 April 2004.
- The development proposed is the construction of a detached two-storey garage block containing garage and gym.

---

## Decision

1. For the reasons given below I allow these appeals and grant planning permission and listed building consent, subject to the conditions set out in the Formal Decisions.

## Reasons for the Decision

2. No.2 Prince Albert Road is a Grade II listed building situated within the Primrose Hill Conservation Area. It is one of a number of imposing detached and semi-detached mid-19<sup>th</sup> century villas on the north side of Prince Albert Road and overlooking Regents Park.
  3. The houses are three-storey plus a basement and as Nos.1 – 3 have very little space at the rear, they are particularly well-spaced out with gardens on one side. As a result, despite the denser pattern of development to the rear, the spaciousness of the setting combined with the stucco finish and their light appearance makes the houses stand out clearly amongst the mature trees. In considering this appeal I have had regard to the potential effect of the new development on the essential townscape features of the group, including their elegant, free-standing and symmetrical appearance.
-

4. Policies EN31 and EN38 of the London Borough of Camden Unitary Development Plan (UDP) seek to ensure that new development preserves the setting, character and appearance of listed buildings and the conservation area and these policies accord with the national advice contained within Planning Policy Guidance Note 15 – Planning and the Historic Environment (PPG15) as well as the duties imposed under Planning (Listed Buildings and Conservation Areas) Act 1990. In this case, the policies are backed up with the guidelines contained within the Primrose Hill Conservation Area Statement and the Council's supplementary advice on house extensions.
5. Whilst the gap between the new building and the existing house would be narrow, I consider that it is an important feature of the proposal and in my opinion it is that separation, combined with the setback of the new development behind the main façade that would ensure that the new development would not be unduly dominant or obtrusive. In addition to this, I consider the proposal is well-designed and I am satisfied that by lowering the ground level and effectively containing the new two-storey ancillary building within the cornice on the main house at first floor level, the ancillary building would fit in well with architectural style and appearance of the main building.
6. I recognise that it is the space on both sides of the house that contributes to the spaciousness of the setting. However it is my view that the east side of the house is of much less significance than the garden on the west side and this is reflected in the elevational treatment of each. The siting of this proposal and its relationship with the main building reflects that of ancillary buildings on a number of other houses in the group and I am satisfied that although two-storeys in height, it would not appear out of place, incongruous or over-dominant.
7. PPG15 accepts that many listed buildings can sustain a degree of alteration and extension provided it does not detract from the special interests of the building. In this case, it is my view that the proposal would maintain a proper balance between the old and the new and I consider that it would have a neutral impact on the setting, character and appearance of the listed building and the conservation area.
8. I have therefore concluded that the proposed development would accord with national and local policies to protect the historic environment.

## **Formal Decisions**

### ***Appeal A (Ref. APP/X5210/E/04/1156047)***

9. The appeal is allowed and listed building consent granted for the construction of a two-storey building for a garage and gym at No.2 Prince Albert Road, London NW1 7SN in accordance with the terms of the application No.2004/0632/L, dated 4 February 2004 and the plans submitted therewith, subject to the following conditions:
  - (1) The works hereby permitted shall be begun before the expiration of five years from the date of this decision.
  - (2) The materials, including the colour and texture of all paintwork to be used in the construction and finish of the external surfaces of the works hereby permitted shall match those of the existing

building, unless otherwise agreed in writing by the local planning authority.

- (3) No work shall commence until details of the timber doors and the rear rooflights have been submitted to and approved in writing by the local planning authority. The works shall then be carried out in accordance with the approved details.

***Appeal B (Ref: APP/X5210/A/04/1156046)***

10. The appeal is allowed and planning permission granted for the construction of a two-storey building for a garage and gym at No.2 Prince Albert Road, London NW1 7SN in accordance with the terms of the application No.2004/0631/P, dated 4 February 2004 and the plans submitted therewith, subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.
- (2) The materials, including the colour and texture of all paintwork to be used in the construction and finish of the external surfaces of the development hereby permitted shall match those of the existing building, unless otherwise agreed in writing by the local planning authority.
- (3) No development shall commence until details of the timber doors and the rear rooflights have been submitted to and approved in writing by the local planning authority. The works shall then be carried out in accordance with the approved details.



INSPECTOR