

Neal Tuson
11 Blackheath Village
Blackheath
London
SE3 9LA

Application Ref: **2014/6607/L**
Please ask for: **Victoria Pound**
Telephone: 020 7974 **2659**

31 October 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
21 Prince Albert Road
London
NW1 7ST

Proposal:
Approval of details pertaining to condition 2b (stair details) of listed building consent ref. 2014/4368/L.
Drawing Nos: 335.P213; 335.P214; 335.P215; stair condition supplementary report dated 14 October 2014.

The Council has considered your application and decided to grant Approval of Details (Listed Building)

Informative(s):

1 Reasons for granting listed building consent:

The modern overlaid stair was removed under consent ref. 2014/4368/L, and the original stair beneath found to be in an irreparable condition. Condition 2b seeks details of the condition of the exposed historic stone stair and detailed drawings of the proposed new stair, alongside justification for the removal of the stone stair.



The very poor condition of the historic stair has been assessed on site and the supporting justification for its removal is considered to be acceptable, and to meet the requirements of the condition.

The detailed design of the proposed replacement stair is a simple, elegant solution to the previously identified issues with the going of the stair combined with the available head room. The proposed design is simple and considered appropriate within the hierarchy of floors. The submitted drawings are considered to be acceptable and to meet the requirements of the condition.

The site's planning history was taken into account when coming to this decision, and no representations were received.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 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 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. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that no further conditions relating to listed building consent ref. 2014/4368/L require details to be submitted.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson
Director of Culture & Environment