

AD Design Concepts
25 Grampian Gardens
London
NW2 1JHApplication Ref: **2015/4843/L**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

9 October 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent GrantedAddress:
11 Prince Albert Road
London
NW1 7SR

Proposal:

Erection of a lower ground floor extension and internal alterations namely the formation of a small opening to the side wall to connect to the lower ground floor extension, the removal of non-original partitions, repairs to structural walls and the renewal of internal fixtures and fittings.

Drawing Nos: Site location plan, 96-001, 96-002, 96-003, 96-004, 96-005, 96-007 Rev_E, 96-008 Rev_D, 96-109 Rev_B, 96-010 Rev_B, 96-011 Rev_B, 96-200 Rev_C, 96-201 Rev_D, 96-300 Rev_D, 96-301 Rev_D, 96-302 Rev_E, 96-303 Rev_D, 96-304 Rev_D, 96-600, 96-601, 96-602 and 96-603.

Supporting documents: Turley Heritage Statement (dated July 2015), Structure and Basement Construction Methodology Report (dated July 2015), Site Waste Management Plan, Internal Detailing, Capita Landscaping Details (dated June 2015), GEA BIA (dated July 2015), Design and Access Statement and design concepts (dated July 2015), Construction Management Plan, Construction Traffic Management Plan and Arboricultural Report Landmark Trees (dated July 2015).



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 All new work and work of making good shall be carried out to match the original 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 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 All new work and work of making good shall be carried out to match the original 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 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 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.

- 5 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule: Site location plan, 96-001, 96-002, 96-003, 96-004, 96-005, 96-007 Rev_E, 96-008 Rev_D, 96-109 Rev_B, 96-010 Rev_B, 96-011 Rev_B, 96-200 Rev_C, 96-201 Rev_D, 96-300 Rev_D, 96-301 Rev_D, 96-302 Rev_E, 96-303 Rev_D, 96-304 Rev_D, 96-600, 96-601, 96-602 and 96-603.

Supporting documents: Turley Heritage Statement (dated July 2015), Structure and Basement Construction Methodology Report (dated July 2015), Site Waste Management Plan, Internal Detailing, Capita Landscaping Details (dated June 2015), GEA BIA (dated July 2015), Design and Access Statement and design concepts (dated July 2015), Construction Management Plan, Construction Traffic Management Plan and Arboricultural Report Landmark Trees (dated July 2015).

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting listed building consent

The lower ground floor extension has been considered appropriately designed because it remains clearly subordinate in terms of the domestic hierarchy, scale and internal spatial character. The lower ground floor link through from the listed house is considered to be relatively modest and in an area of low historic and architectural significance. The proposed internal works are considered appropriate as much of the interior is non original. The proposed internal alterations and proposed layout are considered to preserve the original cellular plan form and the special architectural character of the listed building.

One letter of support was received during the consultation period. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24 and 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 March 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

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

