

Mr Paul Gazerwitz  
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59 Charlotte Road  
London  
EC2A 3QT

Application Ref: **2015/5672/L**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

9 November 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

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

Proposal:  
Installation of timber pedestrian gate in boundary wall fronting Prince Albert Road.  
Drawing Nos: dBG321/PA01, dBG321/PA02, dBG321/PA03, dBG321/PA04, site location plan, Heritage Statement dated October 2015 and Design and Access Statement dated October 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 The works hereby approved are only those specifically indicated on the drawings 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.

#### Informative(s):

- 1 Reasons for granting listed building consent:

The proposal is for a new pedestrian gate within the front boundary wall of the property to provide access onto Prince Albert Road. There is already a painted timber vehicular gate within the wall, and the proposed gate would be painted black timber to match. The gate would be 800mm wide, and the same height as the existing wall.

A key characteristic of the houses along Prince Albert Road are the tall front boundary walls. The solidity and imposing character of the wall would be maintained as a result of these works and the new pedestrian gate would appear as a solid element within the brickwork. The works would result in the loss of a small section of this brickwork; however, this would not harm the special interest of the listed building. The proposed works would preserve the essential character of the front boundary wall and introduce an appropriately designed pedestrian gate; and are therefore considered to preserve the special interest of the listed building and the character and appearance of the Primrose Hill Conservation Area.

No objections have been received prior to making this decision. 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 or its setting or any features of special architectural or historic interest which it possesses, 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 proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development

also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with amendments since 2011; and paragraphs 14, 17, 56 -66 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment