

Nathaniel Lichfield and Partners  
14 Regent  
All Saints Street  
London  
N1 9RL

Application Ref: **2016/1065/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

18 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Refused**

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

Proposal:  
Erection of 3 storey side extension; replacement of 2 x existing windows with new doors at rear lower ground and ground floor level; and installation of new staircase from ground floor to garden level.

Drawing Nos: 001 Rev.P00, 002 Rev.P00, 003 Rev.P00, 004 Rev.P00, 021 Rev.P00, 022 Rev.P00, 023 Rev. P01, 101 Rev.P02, 102 Rev.P02, 103 Rev. P02, 104 Rev.P02, 121 Rev.P02, 122 Rev.P01, 123 Rev.P02, 130 Rev.P00, 140 Rev.P00, 400 Rev.P00, 000 Rev.P00 , Design and Access Statement dated 01/02/2016, Cover letter dated 24/02/2016 and Arboricultural impact assessment report and outline method statement ref. NLP/8PAR/AIM/01 dated 15/03/2016.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### **Reason(s) for Refusal**

- 1 The proposed side extension, by reason of its scale and siting would be detrimental to the character and appearance of the host building and the distinctive gaps



between neighbouring villas which form part of the character and appearance of the conservation area in this location. The development is therefore considered contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

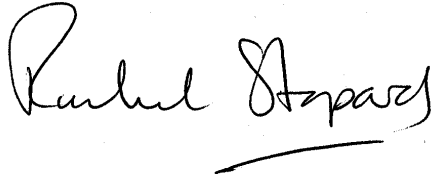
- 2 The proposed alterations to the rear fenestration and the installation of a staircase would be incongruous additions to the host building which would result in the loss of historic windows and cause harm to the overall composition and proportions of the host building. The development is therefore considered contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment