

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

Application Ref: **2016/1221/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

18 April 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
8 Prince Albert Road
London
NW1 7SR

Proposal:
Erection of 3 storey side extension; new internal openings between the proposed extension and original dwelling at lower ground, ground and first floor level; replacement of 2 x existing windows with new doors at rear lower ground and ground floor level; installation of new staircase from ground floor to garden level; and creation of new steps to the side and rear garden.

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** listed building consent for the following reason(s):

Reason(s) for Refusal

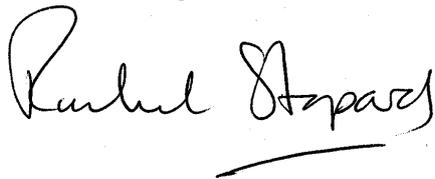


- 1 The proposed side extension, by reason of its scale and siting would be detrimental to the character, appearance and setting of the host listed building. The proposed extension therefore fails to respect the special historic and architectural interest of the listed building contrary to Policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and Policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed internal alterations and loss of historic fabric through the creation of new openings within the existing side elevation would give an unbalanced composition and false sense of hierarchy within the plan form at ground floor level, and would therefore result in harm to the special architectural and historic interest of the listed building contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 3 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 special historical character of the listed host building, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

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