

Miss Keri Dearmer
Nathaniel Lichfield and Partners
14 Regent's Wharf
All Saints Street
London
N1 9RL

Application Ref: **2016/0930/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

15 April 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
8 Prince Albert Road
London
NW1 7SR

Proposal:

Internal alterations comprising removal, replacement, blocking and moving of doors, demolition of partition walls, creation of new access doors at ground and lower ground floor levels, new partition walls and new openings between rooms.

Drawing Nos: Site Location Plan; Proposed Site Plan; 14/0313: 001, 002, 003, 004; 101 Rev P01, 102 Rev P01, 103 Rev P02, 104 Rev P01, 105 Rev P01; 202 Rev P01; 203 Rev P01; 204 Rev P01, 205 Rev P01; 16/0313: 140 Rev 02, 141 Rev 02, 142 Rev 01; Heritage Impact Assessment prepared by Nathaniel Lichfield & Partners, dated 13 April 2016; Design & Access Statement Rev 02, prepared by Design Solutions.

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 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.

- 3 All new internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 site is a mid C19th grade II listed house, part of a street of 15 detached and semi-detached villas (no.s 1-15, all listed as a group at grade II). The proposed internal alterations involve the minor reconfiguration of room layouts at basement, ground, second and third floors, the installation of built in cupboards to the dining room. The works are acceptable as the building's overall plan form will not be affected by the proposals and due to the fact that much of the studwork within the building is modern and therefore the works do not involve the removal of historic fabric. The new doorway within the hallway at ground floor level has been designed as a jib door to limit the impact on the building's appearance. For these reasons the impact is not considered to result in harm to the special interest of the grade II listed building.

No public consultation was necessary for this application. The Primrose Hill Conservation Area Advisory Committee initially objected to a proposed enlarging of the doorway between the front and rear rooms at first floor level; this aspect of the proposals has since been removed from the application. 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.

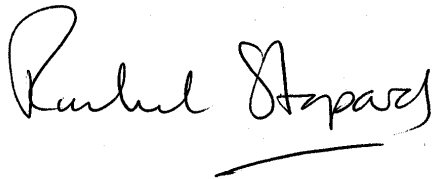
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2015, and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

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

Yours faithfully



Rachel Stopard
Director of Culture & Environment