

Mr Iain Collie
Alan Higgs Architects
77 Ashmill Street
London
NW1 6RA

Application Ref: **2016/1500/L**
Please ask for: **Sarah Freeman**
Telephone: **020 7974 2437**

3 June 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
15 Prince Albert Road
London
NW1 7SR

Proposal: Installation of three security cameras, i) on the on inside face of front wall, ii) on the inside face of canal wall iii) on rear elevation.

Drawing Nos: Location Plan; Site Plan; Design & Access Statement Rev A dated 21/04/2016; PD311; PD312 Rev A; Security Camera Manufacturer's Specification.

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.

Informative(s):

- 1 The site is a mid C19th grade II listed house, part of a street of 15 detached and semi-detached villas all listed as a group at grade II, located within the Primrose Hill Conservation Area. The proposals involve the installation of three security cameras, camera A on the on inside face of front wall, camera B on the inside face of canal wall and camera C on the rear elevation of the property. Cameras A and B would be situated below the level of existing boundary walls and would face into the site and would not be visible from outside the property. Camera C was initially proposed to be located 6.7m high on a modern closet wing to the rear of the building; however a revised proposal was submitted lowering the camera by 4m to 2.7m above ground level to a much more discreet location. Following this revision, and given the fact that the installation of the security camera is revisable, the proposals are not considered to result in harm to the special interest of the grade II listed building.

Public consultation was undertaken by placement of a press notice and site notice. One objection was received to the initial proposals citing concern about a loss of privacy to neighbouring properties. This is a material planning consideration that has been considered as part of the associated planning application 2016/1859/P. An objection was also received from the Primrose Hill Conservation Area Advisory Committee to the initial proposals, citing harm caused to the listed building by its obtrusive location. The revised proposals address this concern and limit the harm caused to the listed building. The site's planning history was taken into account when coming to this decision.

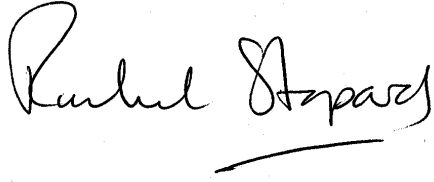
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 2016, 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Supporting Communities

Director of Supporting Communities

2016/1500/L