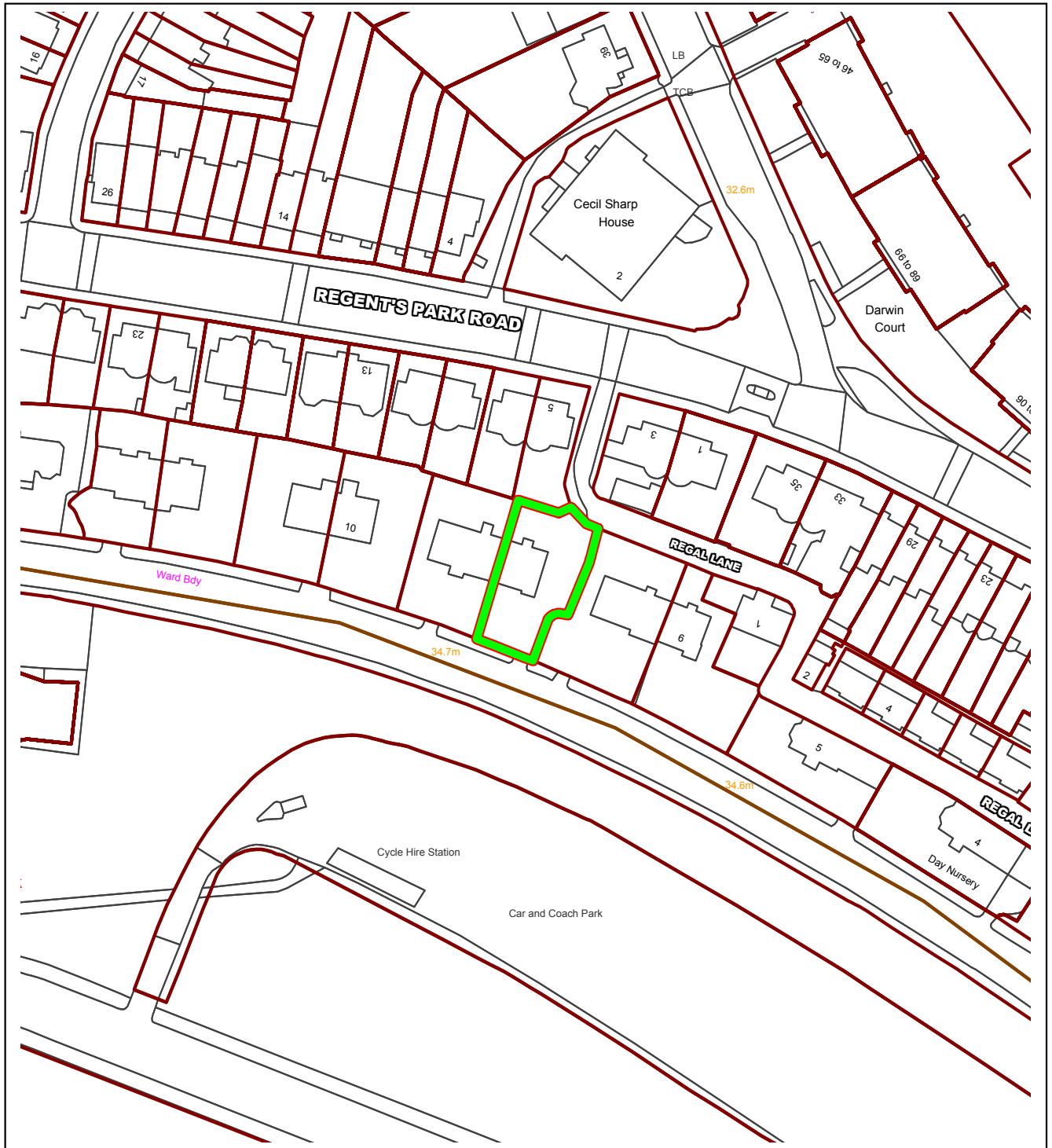


8 Prince Albert Road (2016/2700/P & 2016/2723/L)



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Photo 1: Application building (to the right side) and neighbouring property no.9



Photo 2: Front entrance



Photo 3: Existing gap between the host building and no.7



Photo 4: View from Regent's Park Road



Photo 5: Side elevation



Photo 6: Side elevation



Photo 7: Rear elevation



Photo 8: Rear elevation



Photo 9: Rear elevation window



Photo 10: View from rear garden of no.7 to no.8's side wall



Photo 11: View from rear garden of no.7



Photo 12: View from lower ground floor of no.7



Photo 13: View from upper ground floor of no.7



Photo 14: View from first floor of no.7

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	08/07/2016
		N/A / attached		Consultation Expiry Date:	16/06/2016
Officer			Application Number(s)		
Laura Hazelton			(i) 2016/2700/P (ii) 2016/2723/L		
Application Address			Drawing Numbers		
8 Prince Albert Road London NW1 7SR			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>i) Erection of single storey side extension with front lightwell and railings and the use of its roof as a terrace; erection of cast iron staircase to rear elevation; installation of new doors and windows to rear and side elevations; and replace marble front entrance steps with limestone.</p> <p>ii) Erection of single storey side extension with front lightwell and railings; erection of cast iron staircase to rear elevation; installation of new doors and windows to rear and side elevations; replace marble front entrance steps with limestone; creation of a new opening between side extension and existing house; and replacement fanlight above front door.</p>					
Recommendation(s):		(i) Grant Planning Permission (ii) Grant Listed Building Consent			
Application Type:		(i) Householder Application (ii) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	02	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>A relative in Leeds of the applicant wrote in support of the application.</p> <p>The owner/occupier of 7 Prince Albert Road objected on the following grounds:</p> <ul style="list-style-type: none"> Design <ul style="list-style-type: none"> The proposed roof garden would have a negative impact to the preservation of the Grade II Listed block of buildings; The addition would be visible from the street and reflect a deviation to the historic aesthetic. Amenity <ul style="list-style-type: none"> The terrace would result in overlooking and loss of privacy; A person standing on the roof terrace would be able to directly overlook the neighbouring habitable rooms; The roof terrace would also afford views into the side and rear patio areas of no.7; The development would be very close to the shared boundary (2.6m); New window at first floor level would result in overlooking. Trees <ul style="list-style-type: none"> The tree impact plan shows the extension intruding significantly into the RPA of tree T5 in the front garden which could damage the root system; The patio area extends heavily into the RPA's of trees T2 and T3. <p><u>Officer response</u></p> <p>Please refer to sections 4 – 6 below for a detailed response.</p>					
CAAC/Local groups* comments: *Please Specify	<p>The Primrose Hill Conservation Area Advisory Committee (CAAC) provided the following comments/objection:</p> <ul style="list-style-type: none"> We normally object to the loss of garden space and the loss of symmetry to these villas, but in this case we do not because the extension does not have a harmful impact on the views between the buildings, and because of the addition to the adjoining house; Wish to see how the requirements of SUDS can be met given the loss of permeable ground; Object to the design of the proposed rear stair – its long projection into the garden gives it excessive prominence in the green space. It should sit more tidily with the building. <p><u>Officer response</u></p>					

- *The extension would be located on an area of existing hardstanding and is therefore not considered to present any drainage issues.*
- *Please refer to section 4.13 for an assessment of the proposed staircase.*

Site Description

The application building is a mid C19 semi-detached house which was Grade II listed in 1974. It is, in addition, listed for its group value with the detached and semi-detached villas 1 to 15 (consecutive) Prince Albert Road. The application building is attached to the semi-detached villa at no.9 Prince Albert Road, which is also Grade II Listed. No.9 was rebuilt towards the end of the 1980s following extensive war damage and features a substantial 3 storey side extension.

The application site is within Sub Area One of the Primrose Hill Conservation Area, which is east of Primrose Hill and north of Regents Park. The area is dominated by large villas set back from the highway and surrounded by substantial gardens. The original wide gaps between the pairs reinforce their spacious parkland style siting.

The application building is 3 storeys tall with lower ground floor and attic storey and is in use as a single dwellinghouse.

Relevant History

Application site

2016/1065/P & 2016/1221/L - Erection of 3 storey side extension; 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 internal alterations. Refused 18/04/2016 for the following reasons:

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.

This decision has been the subject of an appeal (ref: APP/X5210/W/16/3152963 and APP/X5210/W/16/3152968). The Council are awaiting the inspector's decision.

8600542 & 8670105 - External alterations including the installation of two dormer windows and velux roof light on the rear elevation; alterations to the front boundary wall including a new gateway; and the construction of a new means of access. Granted 31/07/1986.

Adjoining Neighbour No.9

8501885 - The erection of a 4-storey building with basement for use as a self-contained 1-bedroom flat and swimming pool in the basement and a self-contained 4-bedroom maisonette on the upper floors. Granted

05/03/1986.

Neighbouring properties

No.11

2015/4670/P & 2015/4843/L - Erection of a side extension at lower ground level. Granted 09/10/2015.

No.13

2013/2542/P & 2013/2617/L- Erection of a first floor side extension with rooflight, minor external alterations to raise parapet and install access door at second floor level, and minor internal alterations to dwelling house (Class C3). Refused 25/06/2013. Dismissed at appeal 10/12/2013.

No.14

Single storey side extension but no planning history

No.15

2012/4437/P & 2012/4438/L- Erection of single-storey side extension at lower ground floor level and excavation of part of garden to create garden room at lower ground floor level (following demolition of existing pool house), alterations to windows/doors on west elevation and associated landscaping, all in connection with the existing dwellinghouse. Granted 05/11/2012.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development
CS14 Promoting high quality places and conserving our heritage.

DP24 High quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013/2015

CPG1 (Design)
CPG6 (Amenity)

Primrose Hill Conservation Area Statement 2001

Assessment

1.0 Background

1.1 This proposal has been submitted as a revision to the previously refused scheme (2016/1065/P and 2016/1221/L) to address the reasons for refusal:

- The height of the proposed side extension has been reduced from three storeys to one storey at lower ground floor level.
- The rear staircase has been changed in terms of its positioning, with the new door moved to the side of the closet wing rather than off the rear of it.
- The proposed rear lower ground floor door has been changed from double leaf to single leaf.

2.0 Proposal

2.1 Planning permission and Listed Building Consent are sought for the following development:

- Erection of a single storey side extension at lower ground floor level with a roof terrace above and front lightwell;
- Replacement of an existing sash window at rear lower ground floor level with new single glazed door, retaining the opening width and lintel;
- Infill of non-original existing window at rear lower ground floor level with matching brickwork;
- Installation of new door to side of rear projection at ground floor level and installation of cast iron staircase to garden level;
- Creation of new steps to the side and rear garden from front driveway;
- Creation of a new door within the ground floor side elevation to provide access to terrace;
- Creation of a new window opening to the side elevation at first floor level;
- Removal of existing marble front entrance steps and replacement with limestone steps.

2.2 Revisions

2.3 The proposal was amended to incorporate Officer's comments to include:

- A single leaf door to the ground floor side elevation rather than the original double leaf doors, and its relocation closer to the bottom of the internal stairs.
- The treatment of the new kitchen door to the stairs was been altered to a more simple wooden door with a panel in the upper half with small glazed panes.

3.0 Assessment

3.1 The main planning considerations in the assessment of this application are:

- Design (the impact of the proposal on the special interest of the host Listed Building and the character and appearance of the Primrose Hill Conservation Area);
- Amenity (the impact of the proposal on the amenity of the adjoining occupiers); and
- Impact on trees.

4.0 Design

4.1 Policy DP25 'Conserving Camden's Heritage' states that within Conservation Areas, the Council will only grant permission for development that preserves or enhances the character and appearance of the Conservation Area. Policy DP25 also states that the Council will only grant permission for alterations to a listed building where it considers this would not cause harm to the special interest of the building.

4.2 Side extension and roof terrace

4.3 The main element of this proposal is the proposed side extension at lower ground floor level. The Primrose Hill Conservation Area Statement (2000) provides specific guidance regarding the erection of new extensions within the conservation area and advises that "extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances" (Policy PH27). Side extensions in particular "will not be acceptable where they are unduly prominent, unbalance the composition of a building group, or where they compromise gaps between buildings through which views are afforded of other properties, rear gardens, mature trees, or the Regent's Canal."

4.4 CPG1 (Design) provides detailed guidance regarding side extensions and paragraph 4.1 states that where a side extension is appropriate, it should be no taller than the porch and should be set back from the main building.

4.5 The proposed side extension would be located at lower ground floor level measuring a maximum height of 4.3m (to the top of the parapet), 5.2m wide and 7.4m deep; and would be set back from the front and rear elevations. The extension is considered to be appropriately designed in terms of its scale and setting. The extension would be subordinate to the main dwelling house and, due to its height and siting, would not be visible from the wider public realm, and only minimally so from the street due to the front garden boundary enclosures.

4.6 The design is in keeping with the architectural detail of the host building, with a stucco finish which is considered appropriate, and would not cause harm to the building's appearance, character or special interest. The extension would feature white painted, timber framed, double glazed windows to the front and side with double glazed doors to the rear. The use of double glazing is acceptable in this instance as it does not impact original historic fabric, and the white-painted timber frames would match the style of the original, existing windows.

4.7 The sense of open space between these listed villas is an important part of their historical significance. However, due to the extension's positioning at lower ground floor level, it would not be visible from Prince Albert Road, preserving the gap between the application site and number 7 Prince Albert Road.

4.8 The roof terrace would be sunk down behind the raised parapet by 1m and would feature a wide planter to the side to protect the privacy of neighbouring occupants (discussed further in section 4). The roof terrace is not considered to raise any design issues or harm the special character of the listed building.

4.9 Alterations to side and rear fenestration

4.10 CPG1 (Design) states that where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like for like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening (paragraph 4.7).

4.11 The alterations to the side elevation include the creation of a new single leaf door at ground floor level and a new sash window at first floor level. The window and door would be single glazed with timber frames to match the existing windows and are considered a sympathetic alteration that would not harm the special interest of the listed building. The new window at first floor level would match the original hierarchy of the

fenestration design of the building, and would preserve the building's special interest.

4.12 To the rear lower ground floor level, the existing window would be infilled with matching brickwork. This window is a later addition and its loss is not considered to harm the fenestration or character of the building. The adjacent sash window would be replaced with a single glazed door. The door would be within the existing aperture and the sill lowered to ground level. The design and finish would match the existing windows and result in a small loss of historic fabric below the existing windowsill, which is not considered to affect the significance of the listed building.

4.13 New door to rear closet wing projection and cast iron staircase

4.14 The new door would be a simple wooden design with a panel in the upper half and small glazed panes. The design would accord with the building's fenestration hierarchy and its location to the side of the closet wing would reduce its visibility when viewed from the rear garden. The new door would give access onto a new cast iron balcony and stair case leading down to garden level. The design of the cast iron railings would match those elsewhere on the application building and are considered sympathetic to its character.

4.15 The siting of the staircase within the area adjacent to the closet wing is considered acceptable. The proposed location to the left of the closet wing is preferable, as it would not harm the existing symmetry with number 9 of the sash windows running up the right hand side of the elevations. The staircase wouldn't be highly visible from surrounding properties given its location to the rear at ground floor/lower ground floor level and is not considered to cause harm to the character of the building or wider conservation area.

4.16 Removal of existing marble front entrance steps and replacement with limestone steps

4.17 To the front elevation, the proposal includes the replacement of the existing marble steps, likely to have been installed in the 1980s, with limestone slabs; and the alteration of the existing fanlight above the front entrance door (subject to detailed design). These changes are considered to be minor alterations that would be sympathetic to the host building and are therefore considered acceptable.

4.18 Creation of new steps to the side and rear garden from front driveway

4.19 The proposal involves the creation of a new staircase running alongside the proposed side extension to provide access to the rear garden. They would replace the existing steps which would be lost as a result of the proposed extension. They are similar in terms of size, design and materials and are considered acceptable.

5.0 Amenity

5.1 Policy CS5 (Managing the impact of growth and development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 (Managing the impact of development on occupiers and neighbours) seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.

5.2 CPG6 (Amenity) provides specific guidance with regards to privacy and outlook. Objections have been received from the occupants of 7 Prince Albert Road on the grounds of overlooking.

5.3 Due to the location of the extension at lower ground floor level, it would not impact the existing daylight levels entering the neighbouring property. Similarly, although the extension features windows to the side elevation, views between these and the neighbouring property would be blocked by the boundary wall and existing vegetation.

5.4 The new door to the side elevation at ground floor and first floor level would serve internal hallways and staircases rather than habitable rooms and are therefore not considered to result in a loss of privacy or

overlooking of the neighbouring side windows.

5.5 The proposed roof terrace located at ground floor level could result in overlooking between the neighbouring properties as it is less than 18m away from the side windows of no.7. However it should be noted that some side views are already possible from the raised garden levels here anyway at present. The design of the terrace includes the installation of a 1.4m wide planter to obscure views between the two properties and prevent people standing at the edge of the terrace. The use of substantial shrubs that will be thick and high enough to prevent views through would be acceptable here and would not cause harm to the listed building's setting in the same way as a permanent privacy screen structure might do. Approval is recommended on the condition that prior to first use of the terrace, further details regarding the proposed landscaping are approved and implemented, to ensure the Council is satisfied the proposed planting would adequately block views between the properties.

6.0 Impact on trees

6.1 There are a number of established, mature trees to the front and rear garden of the application site and neighbouring property no.7. An arboricultural impact assessment report and outline method statement has been submitted in support of the application. This report concluded that the impacts of development are relatively low in terms of both quality of trees removed and root protection area (RPA) encroachments of the trees retained. The species affected are generally tolerant of root disturbance and the retained trees are generally in good health and capable of sustaining these reduced impacts. Furthermore, the trees located to the front of the site (fronting Prince Albert Road) are afforded an extra element of protection due to being positioned on a raised ground level compared to the proposed extension at lower ground floor level.

7.0 Conclusion

7.1 On balance, the proposals are considered to preserve the special interest of the host Grade II Listed Building and wider Primrose Hill Conservation Area, and are considered acceptable.

7.2 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 and s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

7.3 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Disclaimer

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 25th July 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Grant Lock
Nathaniel Lichfield and Partners
14 Regent's Wharf
All Saints Street
London
N1 9RL

Application Ref: **2016/2700/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

20 July 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Prince Albert Road
London
NW1 7SR

DECISION

Proposal:

Erection of single storey side extension with front lightwell and railings and the use of its roof as a terrace; erection of cast iron staircase to rear elevation; installation of new doors and windows to rear and side elevations; and replacement of marble front entrance steps with limestone.

Drawing Nos: 000 P00, 001 P00, 002 P01, 003 P00, 004 P00, 021 P00, 022 P00, 023 P00, 121 P00, 140 P00, 101 P02, 102 P02, 103 P02, 104 P00, 122 P01, 123 P01, 130 P01, 202 P01, 223 P01, 201 P00, 203 P00, 204 P00, 221P00, 222 P00, 400 P00, 401 P00, 402 P00, 403 P00, 404 P00, 405 P00, 140, P00, 406 P00, 407 P00, Heritage Statement ref: 14960/IR/DCa, Arboricultural Impact Assessment & Method Statement, Design and Access Statement dated 22/04/2016.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Executive Director Supporting Communities



- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 000 P00, 001 P00, 002 P01, 003 P00, 004 P00, 021 P00, 022 P00, 023 P00, 121 P00, 140 P00, 101 P02, 102 P02, 103 P02, 104 P00, 122 P01, 123 P01, 130 P01, 202 P01, 223 P01, 201 P00, 203 P00, 204 P00, 221P00, 222 P00, 400 P00, 401 P00, 402 P00, 403 P00, 404 P00, 405 P00, 140, P00, 406 P00, 407 P00, Heritage Statement ref: 14960/IR/DCa, Arboricultural Impact Assessment & Method Statement, Design and Access Statement dated 22/04/2016.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to the first use of the roof as a terrace, full details the proposed planter and soft landscaping on the roof terrace shall be submitted to and approved in writing by the local planning authority. The landscaping works shall be carried out in accordance with the approved details and permanently retained and maintained as such. Any areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: In order to prevent unreasonable overlooking of neighbouring premises and to ensure that the development achieves a high quality of landscaping in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).

- 2 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 Compliance and Enforcement team [Regulatory Services], 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.

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

Executive Director Supporting Communities

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

Application Ref: **2016/2723/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

20 July 2016

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
8 Prince Albert Road
London
NW1 7SR

DECISION

Proposal:

Erection of single storey side extension with front lightwell and railings; erection of cast iron staircase to rear elevation; installation of new doors and windows to rear and side elevations; replacement of marble front entrance steps with limestone; creation of a new opening between side extension and existing house; and replacement fanlight above front door.

Drawing Nos: 000 P00, 001 P00, 002 P01, 003 P00, 004 P00, 021 P00, 022 P00, 023 P00, 121 P00, 140 P00, 101 P02, 102 P02, 103 P02, 104 P00, 122 P01, 123 P01, 130 P01, 202 P01, 223 P01, 201 P00, 203 P00, 204 P00, 221P00, 222 P00, 400 P00, 401 P00, 402 P00, 403 P00, 404 P00, 405 P00, 140, P00, 406 P00, 407 P00, Heritage Statement ref: 14960/IR/DCa, Arboricultural Impact Assessment & Method Statement, Design and Access Statement dated 22/04/2016.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

Executive Director Supporting Communities



- 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 external and 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.

- 4 Detailed drawings in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings of rear external staircase at a scale of 1:20, including materials, finish and method of fixing to the rear elevation.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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

You can find advice about your rights of appeal at:

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

Yours faithfully

Executive Director Supporting Communities

DRAFT

DECISION