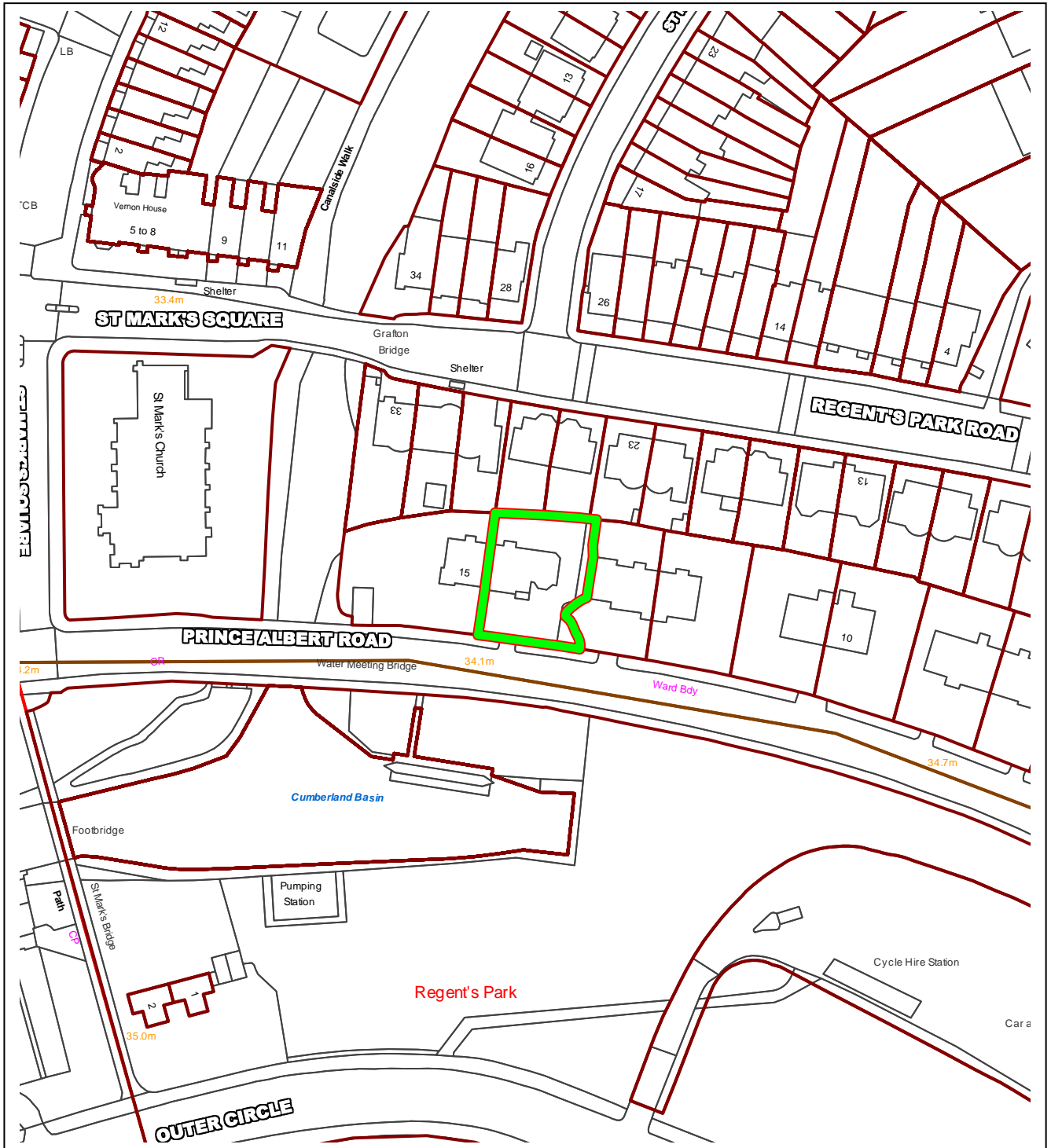


2016/3523/P & 2016/3893/L – 14 Prince Albert Road



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1. Rear elevation of modern side extension to 14 Prince Albert Road



2. Detail of existing timber doors to the rear at lower ground floor level



3. Detail of existing timber doors to the rear at lower ground floor level from the inside

Delegated Report		Analysis sheet	Expiry Date:	13/09/2016
(Members Briefing)		N/A / attached	Consultation Expiry Date:	01/09/2016
Officer			Application Number(s)	
Sarah Freeman			(i) 2016/3523/P (ii) 2016/3893/L	
Application Address			Drawing Numbers	
14 Prince Albert Road London NW1 7SR			Please refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of rear lower ground floor timber doors by new metal patio doors.				
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	07	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed on 15/07/2016 – 10/08/2016 and a press notice was advertised on 11/08/2016.</p> <p>Letters were sent to 07 adjoining neighbours and no objections were received.</p>					
CAAC/Local groups* comments: *Please Specify	<p>The Primrose Hill Conservation Area Advisory Committee (CAAC) provided the following comments/objection:</p> <p>We note that the work proposed is to the later addition to the original house. However, the side elevation affected reads with the rest of the house, which is a Listed Building. In this context, we welcome the retention of the existing structural opening, but object to the subdivision of the doors into three which introduces an inappropriate scale to the house read as a larger whole. We do not seek a pastiche, and do not object to the use of metal framed windows, but advise that the proposed proportions are harmful. There is no countervailing public benefit from the proposal.</p> <p><u>Officer response</u></p> <ul style="list-style-type: none"> <i>Please refer to sections 3.1-3.4 below for a detailed response regarding the proposed design.</i> 					

Site Description

The application site is located on the north side of Prince Albert Road, fronting the northern part of Regents Park. 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.15 Prince Albert Road, which is also Grade II Listed.

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. There is a non-original, two storey side extension, which appears to have been constructed in the mid-late 20th century, which has four leaf French doors to the rear lower ground floor elevation.

Relevant History

Application site

There is no relevant planning history at the application site

Neighbouring properties

No. 6 Prince Albert Road

2007/2376/P & 2007/2377/L – Installation of an internal air conditioning unit system, replacement of existing windows with french doors to rear elevation on lower ground and ground floors and erection of juliet balcony and staircase to rear elevation of single family dwelling house plus internal alterations (C3). Granted 06/08/2007.

No.7 Prince Albert Road

2011/3333/P & 2011/2224/L - Replacement of rear upper ground floor level kitchen window with French doors to access a new glass terrace with glazed balustrade and staircase leading to garden, installation of French doors at rear lower ground floor level and lowering of cill level of five lower ground floor level doors (two to rear and three to side elevation) all in connection with existing dwellinghouse (Class C3) including internal alterations at lower ground and upper ground floor level. Granted 05/10/2011

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

CPG1 (Design)
CPG6 (Amenity)
Primrose Hill Conservation Area Statement (2000)

Assessment

1.0 Proposal

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

- Replacement of existing timber framed four pane rear lower ground floor doors within modern side extension with powder coated aluminium three pane bi-fold doors.

2.0 Assessment

2.1 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 Camden Town Conservation Area);

3.0 Design

3.1 Policy DP25 'Conserving Camden's Heritage' states that within Conservation Areas, the Council will only grant permission for development that preserves and 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.

3.2 The existing single glazed timber French doors to the rear elevation of the non-original side extension are located beneath a metal staircase, in a discreet location. The proposed three leaf sliding folding doors will be sited within the existing structural opening, on an obviously modern extension, which is clearly separate and distinguished in character from that of the main grade II listed building. While of a contemporary design and appearance, the proposed sliding doors are considered to be of a high quality, with slender powder coated aluminium framing profiles, and will be double glazed. The materials and design have been chosen to maximise the provision of natural light to the internal spaces and to reduce the heat loss to the building. The use of three-leaf doors as opposed to the existing four-leaf doors is considered to be acceptable as the existing structural opening affected is much larger in width compared to other window and door openings on the existing rear elevation of the building, and is located at lower ground floor level in a discreet location.

3.3 PH11 of the Primrose Hill Conservation Area Statement states that 'The choice of materials in new work is important and will be the subject of control by the Council. Original, traditional materials should be retained wherever possible and repaired only if necessary.' However this clearly relates to the replacement of original features including windows and doors. The use of powder coated aluminium as a framing material for the sliding doors is considered to be acceptable in this instance as the opening is not historic, and is located within a modern side extension.

3.4 It is considered that this side extension does not contribute towards the special interest of the grade II listed host building, and has a neutral impact on the character and appearance of the Camden Town Conservation Area. There is limited change to the appearance of the rear extension as a result of the current proposals, which are discreetly located. The proposals are not considered to cause harm to the special interest of the listed building or to its setting. The proposed new glazing is considered to preserve the character and appearance of the Camden Town Conservation Area.

4.0 Conclusion

4.1 On balance, the proposals are considered to preserve the special interest of the host Grade II Listed Building and wider Camden Town Conservation Area, and are recommended for approval.

4.2 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.

4.3 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.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 5th September 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'.

Barbara Weiss Architects
21-24 Millbank
LONDON
SW1P 9QP

Application Ref: **2016/3893/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 2437

31 August 2016

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

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

DECISION

Proposal: Replacement of rear lower ground floor door.

Drawing Nos: Site Location Plan; Design & Access Statement prepared by Barbara Weiss Architects, dated June 2016; 1401: -EX(01)01 Rev A, -EX(03)01 Rev A; P-(01)01 Rev A; -PL(03)01 Rev A; -PL(72)01

The Council has considered your application and decided to grant 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)

Executive Director Supporting Communities



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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

DRAFT

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

DECISION

Vasiliki Simeonidou
Barbara Weiss Architects
21-24 Millbank
LONDON
SW1P 9QP

Application Ref: **2016/3523/P**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 2437

31 August 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14 Prince Albert Road
London
NW1 7SR

DECISION

Proposal: Replacement of rear lower ground floor door.

Drawing Nos: Site Location Plan; Design & Access Statement prepared by Barbara Weiss Architects, dated June 2016; 1401: -EX(01)01 Rev A, -EX(03)01 Rev A; P-(01)01 Rev A; -PL(03)01 Rev A; -PL(72)01

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

Condition(s) and Reason(s):

- 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).

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; Design & Access Statement prepared by Barbara Weiss Architects, dated June 2016; 1401: -EX(01)01 Rev A, -EX(03)01 Rev A; P-(01)01 Rev A; -PL(03)01 Rev A; -PL(72)01

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

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