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Date 23 August 2016  
Our ref 14960/IR/DCa/12000303v1  
Your ref APP/X5210/Y/16/3152968 & APP/X5210/D/16/3152963

Dear Mr Bunten

**Appeals - APP/X5210/Y/16/3152968 & APP/X5210/D/16/3152963 - 8 Prince Albert Road, London, NW1 7SR**

Following the earlier email correspondence with my colleague Grant Lock, our telephone conversation on 11 August and your email dated 15 August in relation to the above appeals, we are writing to advise that the London Borough of Camden has recently granted separate planning permission and listed building consent for a single storey side extension at the appeal site, under refs. 2016/2700/P and 2016/2723/L (as is noted in the Council's Appeal Statement dated 10 August 2016).

Accordingly, and as discussed, please find enclosed a copy of the relevant decision notices and approved drawings, which may be of assistance to the Inspector in the determination of these appeals. In particular, there are a number of aspects of the approved single storey scheme which address a number of the appeal matters and could therefore be carried across to the appeals under a hybrid set of amended planning drawings. These include that:

- a An external staircase to the rear of the building leading down to the garden from ground floor level and new single door in the existing rear closet wing have been approved to a re-orientated arrangement off the side of the closet wing.
- b The loss of window openings to the rear at lower ground floor level and the introduction of a new single door in this location (rather than double door as proposed by the appeal scheme) has been approved.
- c The creation of a new single door opening within the existing south-east side elevation at ground floor level within the hall has been approved.

We are therefore also writing to request that this be brought to the Inspector's attention, to ask whether a hybrid set of drawings would be beneficial to the Inspector and acceptable to submit.

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In relation to Annexe M of the appeal procedure guide, taking account of the Wheatcroft Principles, any amended hybrid drawings accepted at the Inspector's discretion to include only the approved elements above would:

- be proposals which had been considered by the local planning authority and on which interested parties were able to provide any views/comments
- not deprive consultees of consultation, as this was undertaken as part of the separate application approvals
- not prejudice the local planning authority or any other interested parties

**N.B.** This letter is issued separate from our comments to any matters arising from a review of the Appeal Statement submitted by the local planning authority, which has been circulated separately.

We look forward to hearing from you in due course. Please contact me or my colleague Grant Lock should you have any questions or require any additional information.

Yours sincerely



**Declan Carroll**  
Heritage Consultant

Encls.  
Decision Notices and Approved Proposed Drawings

Copy  
Laura Hazelton – London Borough of Camden