

Hugh Cullum
Hugh Cullum Architects Ltd
61b Judd Street
London
WC1H 9QT

Application Ref: **2016/5051/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

23 November 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
13 Prince Albert Road
London
NW1 7SR

Proposal:

Reconfiguration of the third floor layout and introduction of faux double doors on ground floor where original opening was. Reinstatement of second floor study door.

Drawing Nos: PA013 P506L (3f propo), PA013 P505L (2f propo), PA013 P504L (1f propo), PA013 P503L (gf propo), PA013 P200(A) (site plan), PA013 P532 (hall doors)

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 All new work and work of making good shall be carried out to match the original



work as closely as possible in materials and detailed execution.

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 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 Reason for granting listed building consent

The house is a grade-II-listed stucco semi-detached villa in the Primrose Hill Conservation Area.

At ground floor level, a pair of false double doors forming a control cupboard will be inserted into the non-original stud wall. This is a position where such doors might be expected to be found.

On the first floor, a fireplace to the west will be reinstated instead of one to the east of the room, while a doorway into the study is reinstated, in a position where it might reasonably be expected to be found.

There are no changes to consented proposed on the second floor.

On the third floor, a non-original wall between bedrooms 3 and 4 (marked 7) is moved back into what might be supposed to be its original position, while a small aperture is made to allow an en suite bathroom in bedroom 2. This is a tertiary space, so the harm is minimal.

The proposed works will not harm the special interest of the grade-II-listed building.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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 proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core

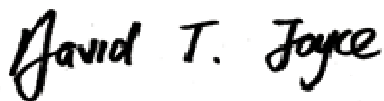
Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2016, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 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 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.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities