

Regeneration and Planning
Development Management
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

Date: 31 March 2017

Our ref: 14960/02/IR/DCa/13572983v1

Your ref: 2016/2700/P and 2016/2723/L

Dear Sir/Madam

Application for Variation of Condition 3 attached to 2016/2700/P and new linked Listed Building Consent at No. 8 Prince Albert Road, London, NW1 7SR

On behalf of our client, Ms. Claire Farrow for PAR Ltd, please find enclosed an application for the variation of Condition 3 attached to planning permission ref. 2016/2700/P and a new linked listed building consent (to update the earlier linked consent approved under ref. 2016/2723/L). These applications are submitted via the Planning Portal under refs. PP-05767275 and PP-05767385 respectively, for proposed internal alterations and a single storey side extension to No. 8 Prince Albert Road, London.

The description of development is:

“Erection of single storey side extension with front lightwell and railings; erection of staircase to rear elevation; installation of new doors to rear and windows to side elevation on new extension; replacement of marble front entrance steps with limestone; reuse of existing opening between side extension and existing house; and replacement fanlight above front door.”

In addition to making minor amendments to the drawings approved under refs. 2016/2700/P and 2016/2723/L, these submissions also provide additional information and detailed drawings in relation to Condition 4 attached to listed building consent ref. 2016/2723/L.

Given the changes now proposed to the approved scheme (discussed below), Condition 4 attached to the planning permission for ref. 2016/2700/P, related to the approved roof terrace planter and landscaping, is no longer applicable.

Application Submission

The application submission comprises:

- 1 Site location plan (drawing no. 400 rev. P00) and existing site plan (drawing no. 000 rev. P00) prepared by Design Solutions
- 2 A complete set of existing, demolition and proposed application drawings prepared by Design Solutions (see Schedule at Annex 2)
- 3 A revised Design and Access Statement prepared by Design Solutions (**follows by post**)

- 4 Manufacturers' drawings of proposed rear staircase design and details, prepared by Creighton & Sons
- 5 A revised Arboricultural Impact Assessment Report and Outline Method Statement (Ref. NLP/8PAR/AIM/01a – dated 03 February 2017), prepared by Landmark Trees
- 6 A revised Heritage Impact Assessment prepared by Lichfields (dated 15 March 2017).

Background

No. 8 Prince Albert Road is a Grade II listed building comprising part of a wider group of listed buildings (Nos. 1-15) set on the north-eastern side of Prince Albert Road (see list description at Annex 1), and is located within the Primrose Hill Conservation Area. To the north of the property are residential properties which front onto Regent's Park Road. To the east and west are further houses on Prince Albert Road. To the south, the property fronts onto Grade I registered Regent's Park, which is also a Conservation Area. The three storey house (plus attic accommodation) is part of a semi-detached pair with adjacent No. 9 Prince Albert Road.

In the mid-late 1980s, the property was subject to extensive alterations and internal refurbishment including the removal of internal fabric, loss of historic features and changes to its internal plan form.

More recently, planning permission and listed building consent have been granted in 2016 under refs. 2016/2700/P and 2016/2723/L for the same extent of works now proposed, with the exception of the minor amendments (discussed below). The decision notices for the approved applications (dated 26 July 2016) are included at Annex 3.

Proposals

These applications seek planning permission and listed building consent for the erection of a single storey side extension to the lower ground floor level east side of No. 8 Prince Albert Road. The proposals also include a series of associated internal works and external alterations to the side and rear fenestration of the building, including the introduction of a new rear staircase at ground floor level leading down to the rear garden area.

The majority of the proposed works under these applications remain as approved under refs. 2016/2700/P and 2016/2723/L, with the exception of the following changes:

- a At lower ground floor level the approved area of blockwork paving has been amended to an alternative paving layout with planters and additional planting now introduced across the rear garden area.
- b The proposed east side steps arrangement from ground floor level to the lower ground floor rear garden area is revised to be more in keeping with the existing arrangement with landing.
- c At ground floor level it is no longer proposed to create the approved single door opening in the east side elevation to provide access to the flat roof area above the new single storey extension.
- d As the flat roof area above the proposed extension will no longer be accessible from the host building, it is no longer proposed to be used as a terrace. Accordingly no permanent planter will be introduced and Condition 4 attached to the planning permission decision notice (for ref. 2016/2700/P) is no longer applicable to any decision notice resulting from this revised scheme.
- e At first floor level it is no longer proposed to introduce the approved new single glazed window adjacent to the staircase on the east side elevation.

Summary

The proposed alterations and single storey side extension have been considered in terms of the relevant planning and heritage considerations. It has been determined by the extant approvals at the site and the supporting technical reports, that the proposals do not give rise to any unacceptable impacts in terms of residential amenity, arboriculture, or noise, and will not adversely impact on the special architectural or historic interest of the building, or the significance of the wider group of listed buildings (1-15 Prince Albert Road).

In light of the above, and given that the proposals remain largely as approved in 2016, we consider that these revised applications for planning permission and listed building consent are acceptable and should be approved.

We trust that you have sufficient information to enable you to validate, progress and determine these applications and we look forward to confirmation of registration in due course. Should you have any questions during the determination period, or should you require any additional information, please do not hesitate to contact me or my colleague Grant Lock at this office.

Yours sincerely



Declan Carroll
Heritage Consultant



Annex 1: List Description

Name: 1-15, PRINCE ALBERT ROAD

List entry Number: 1329905

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

List entry Description:

“Street of 15 related detached and semi-detached villas. Mid C19. Probably built by J Guerrier and P Pearse. Stucco. EXTERIOR: No.1: double fronted with 3 windows; 3 storeys and basement. Currently being converted to 2 dwellings. Tall slab chimney-stacks on return walls. No.2: double fronted with 3 windows; 3 storeys and basement. Portico with console bracketed cornice continuing around the house at 1st floor level. Doorway with fanlight and panelled door with narrow side lights. Tripartite sashes to ground floor with margin glazing. 1st floor, round-arched architraved sashes with margin glazing and keystones. 2nd floor, architraved sashes with continuous sill band. Projecting bracketed eaves. Tall slab chimney-stacks on return walls. Left hand return with canted bay windows to ground and 1st floor. No.3: similar to No.2 but porch with plain band continuing around the house. 1st floor, architraved sashes with margin glazing and cornices. Canted bay windows on right hand return. No.4: 5 windows, 3 storeys and basement; originally double fronted with 3 windows but 2-window extension on east side, of studio with bedrooms over, designed by Sir Edward Maufe in 1913 for the artist AE Maude. Asymmetrically placed Doric portico; entablature continuing around the house at 1st floor level supported by Doric pilasters. Doorway with fanlight and panelled door. Tripartite sashes with margin glazing flanking the porch; to right, paired transom and mullion windows with margin lights. 1st floor, round-arched architraved sashes with bands and keystones and margin glazing. 3rd floor, recessed sashes with guttae sill string. Slated hipped roof with projecting bracketed eaves and tall slab chimney-stacks on return walls. Canted bay windows on left hand return. No.5: double fronted with 3 windows; 3 storeys, attic and basement. Ionic portico in antis, the entablature continuing around the house at 1st floor level. Ground floor sashes architraved and tripartite with margin glazing. 1st floor architraved sashes with cornices (that above the porch with floating cornice) and margin glazing. Architraved sashes to 2nd floor. Projecting eaves with dentil cornice; above, central rectangular dormer with architraved Diocletian window. Tall slab chimney-stack on right hand return; canted bay windows on left hand. Nos 6 & 7: semi-detached pair. Irregular facade of 3 storeys and attics, 4 windows plus later C19 2-window recessed entrance extension to west end. No.6 with projecting right hand entrance bay; round-arched entrance with fanlight and panelled door. Recessed sashes, 2nd floor in shallow rectangular recesses. 1st floor casements with cast-iron balconies. Projecting cornice continuing around the house. Entrance bay with small pedimented attic having an oculus. No.7 with projecting right hand bay having canted bay window with margin glazing to ground floor, upper floors with tripartite sashes; pediment with Diocletian attic window in tympanum. Tall slab chimney-stacks. Nos 8 & 9: semi-detached pair, No.9 rebuilt in facsimile following war damage and included for group value. 3 storeys and attics. Symmetrical facade of 4 windows plus 2 storey single window extension to No.9. Attic dormers in slated mansard roofs. Outer entrance bays slightly projecting with segmental-arched porticoes with keystones and parapet. Square-headed doorways with fanlights and panelled doors. Corinthian pilasters rising through 1st and 2nd floors flanking recessed sashes with margin glazing. Houses divided by paired Corinthian pilasters to either side of which tripartite sashes; 1st floor with floating cornices; 2nd floor with sill band continuing across the front of the houses. Simplified entablature. Extension with 2-light windows having margin glazing. Nos 10 & 11: semi-detached pair. Symmetrical facade of 3 storeys and attics, 2 windows each. Attic dormers in slated mansard roofs. Entrances in central bays, recessed to 2nd floor level and separated by paired Ionic columns in antis supporting a simplified entablature with continues around the building. No.10, round-arched doorway, No.11, square-headed; both with

patterned fanlights and panelled doors. Recessed sashes with margin glazing above. Slightly projecting outer bays with pilasters at angles rising to support entablature. Tripartite sashes; ground floors with pilasters supporting pediments, upper floors with consoles on mullions. Attic storey with recessed sashes having margin glazing and pilasters supporting cornice and parapet. Tall slab chimney-stacks. Nos 12 & 13: semi-detached pair. Symmetrical facade of 3 storeys and attics, 2 windows each, plus later single storey single window extension to No.13. Slightly projecting central entrance bay with double portico having square-headed doorways with fanlights and panelled doors. Tripartite sashes with margin glazing to ground floors. Corinthian pilasters marking bays rise through 1st and 2nd floors to support simplified entablature with pediment over central bay and blocking course over outer bays. Central bay with recessed sashes having margin glazing to upper floors; outer bays, tripartite sashes, 1st floor with floating cornices. Tall slab chimney-stacks. Nos 14 & 15: semi-detached pair. Irregular facade of 3 storeys and attics, 5 windows, plus late C20 single storey single window extension to No.14. No.14 with Doric portico (originally with Ionic portico on return) above which recessed sashes with margin glazing. Projecting pedimented left hand bay with canted bay window to ground floor having cast-iron veranda; upper floors with tripartite windows, 1st floor with cornice and cast-iron balcony extending to entrance bay, 2nd floor with sill string. Pediment with Diocletian attic window in tympanum. No.15, projecting left hand entrance bay carried up an extra storey as a tower. Round-arched entrance with fanlight and panelled door. Ground and 2nd floor recessed sashes with margin glazing; 1st floor, casements with cast-iron balconies. Projecting cornice. Additional tower storey with paired pilasters at angles and arcaded 2-light window; simplified entablature and blocking course. Tall slab chimney-stacks. INTERIORS: not inspected.”

Listing NGR: TQ2845283679

National Grid Reference: TQ 28452 83679



Annex 2: Drawings Schedule

Drawing Title	Drawing Number and Revision	Drawing Number and Revision
	As approved	As now proposed
Site Location Plan	400 P00	No change
Existing Site Plan	000 P00	No change
Existing		
Existing Front Elevation	021 P00	No change
Existing Rear Elevation	022 P00	No change
Existing Side Elevation	023 P00	No change
Existing Basement Floor Plan	001 P00	No change
Existing Ground Floor Plan	002 P01	No change
Existing First Floor Plan and Second Floor Plan	003 P00	No change
Existing Third Floor Plan and Roof Plan	004 P00	No change
Demolition		
Demolition Basement Floor Plan	201 P00	201 P00
Demolition Ground Floor Plan	202 P01	202 P01
Demolition First Floor Plan and Second Floor Plan	203 P00	203 P01
Demolition Third Floor Plan and Roof Plan	204 P00	204 P00
Demolition Front Elevation	221 P00	221 P00
Demolition Rear Elevation	222 P00	222 P00
Demolition Side Elevation	223 P01	223 P01
Proposed		
Proposed Front Elevation		121 P00
Proposed Rear Elevation		122 P02
Proposed Side Elevation		123 P02
Proposed Basement Floor Plan		101 P03
Proposed Ground Floor Plan		102 P04
Proposed First Floor and Second Floor Plan		103 P02
Proposed Third Floor and Roof Plan		104 P00
Proposed Block Plan		130 P02
Proposed Section A-A		140 P01
Details (as proposed)		
Double Glazed Windows		401 P00
Single Glazed Window		402 P00
Double Door		403 P00
Single Glazed Single Door (Type 2)		404 P00
Single Glazed Single Door (Type 4)		405 P00
Fanlight		406 P00
Front Entrance Steps		407 P00
Existing and Proposed Internal Elevation A		140 P00

**Annex 3: Decision Notices for Refs. 2016/2700/P
and 2016/2723/L (dated 26 July 2016)**



Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Tel 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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

26 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Prince Albert Road
London
NW1 7SR

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 P03, 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 by Landmark Trees dated 20/07/2016, 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):

- 1 The development hereby permitted must be begun not later than the end of three



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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 P03, 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 reference NLP/8PAR/AIM/01b dated 20/07/2016, 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.

- 5 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the Arboricultural Impact Assessment & Method Statement hereby approved. Any trees 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

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not later than the end of the following planting season, with others of similar size and species.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

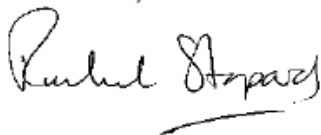
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard
Executive Director Supporting Communities

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Mr Grant Lock
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

26 July 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
8 Prince Albert Road
London
NW1 7SR

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 P03, 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:



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- 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.

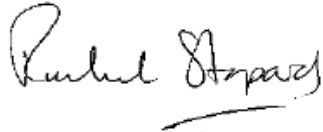
You can find advice about your rights of appeal at:

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

Yours faithfully

Executive Director Supporting Communities

2016/2723/L



Rachel Stopard
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