

2016/5656/P and 2016/5830/L- 11 Prince Albert Road, NW1 7SR



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Photo 1- Front Elevation



Photo 2- Side Elevation Looking South toward Street



Photo 3- Rear Elevation



Photo 4- View from Prince Albert Road

Delegated Report (MEMBERS BRIEFING)		Analysis sheet	Expiry Date:	12/12/2016
		N/A	Consultation Expiry Date:	24/11/2016
Officer			Application Number(s)	
Tessa Craig			1. 2016/5656/P and 2. 2016/5830/L	
Application Address			Drawing Numbers	
11 Prince Albert Road London NW1 7SR			See decision notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<ol style="list-style-type: none"> 2016/5656/P - Erection of single storey side extension. Installation of external mechanical plant at rear of site. External alterations to landscaping and ground levels. 2016/5830/L- Erection of single storey side extension. Installation of external mechanical plant at rear of site. External alterations to landscaping and ground levels. Remedial and upgrade works to listed building, including alterations to front door surround, removal and replacement of facade render, re-roofing, repairs to structural walls, and repairs to main timber staircase. 				
Recommendation(s):		<ol style="list-style-type: none"> Grant conditional Planning Permission Grant conditional Listed Building Consent 		
Application Type:		<ol style="list-style-type: none"> Householder Application Listed Building Consent 		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	01	No. of objections	01
	No. electronic	01		
Summary of consultation responses:	A press notice was advertised on 03/11/2016 and a site notice was displayed 28/10/2016-18/11/2016. No neighbouring responses were received.			
CAAC/Local groups* comments: *Please Specify	<p>Primrose Hill CAAC object to the application on the following grounds:-</p> <ol style="list-style-type: none"> 1. request works be supervised by qualified architect due to unauthorised stripping out works; 2. request historic fabric be reinstated; 3. object to glass balustrade; 4. note side extension matches that previously given permission. <p><u>Officer Comment:</u></p> <ol style="list-style-type: none"> 1. <i>Stripping out works were carried out prior to this application. The proposed works have been reviewed by a Conservation Officer and following requests for more information and revisions to the proposal, the proposed works are considered to be acceptable, subject to condition.</i> 2. <i>The conditions include matching new works to the original fabric and approved details, submitting details of the fanlight above the entrance door, a method statement and panel for inspection on site for rendering works and re-use of historic flooring. It is considered the revisions have prevented further loss of historic fabric and shall preserve the character of the host building.</i> 3. <i>The glass balustrade has been revised during the process to a more sympathetic metal balustrade.</i> 			

Site Description

The subject site is located on the northern side of Prince Albert Road, which is a predominantly a residential road located opposite Regent's Park. The property is a Grade II listed building forming part of a series of 15 related detached and semi-detached stucco faced villas dating from the mid-19th century. The property forms a semi-detached pair with No. 10. The pair of properties have symmetrical facades and are of three-storeys in height.

The site is located within the Primrose Hill Conservation Area.

Relevant History

Planning permission (2015/4670/P) and listed building consent (2015/4843/L) were granted on 9/10/2015 for the erection of a lower ground floor extension and internal alterations namely the formation of a small opening to the side wall to connect to the lower ground floor extension, the removal of non-original partitions, repairs to structural walls and the renewal of internal fixtures and fittings.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

LDF Core Strategy and Development Policies

Core Strategy

CS5 – (Managing the impact of growth and development)

CS14 – (Promoting high quality places and conserving heritage / conservation areas)

Development Policies

DP24 – (Securing high quality design)

DP25 – (Conserving Camden's heritage / conservation areas)

DP26 – (Managing the impact of development on occupiers and neighbours)

DP28 – Noise and vibration

Camden Planning Guidance

CPG 1 (Design) 2015

CPG 6 (Amenity) 2011

Primrose Hill Conservation Area Statement 2000

Emerging Local Plan

The Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan will take place from 30 January to 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan.

The Local Plan is a material consideration but should be given limited weight in decisions until the publication of the Inspector's report into the examination. Of particular relevance are the following policies:

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

D2 Heritage

Assessment

1. Proposal

- 1.0 Planning permission and listed building consent are sought for the erection of a single storey side extension at lower ground floor level (this is a revised design following permission for a similar extension granted in October 2015 which has not been constructed) and associated works at the rear of the property including lightwells and landscaping.
- 1.1 The side extension shall be 5.7m wide, 10.2m deep and 3.2m high with a metal balustrade on the top at both ends and planter boxes. The roof level of the side extension matches the existing garden level at the side of the house which then steps down to the rear garden level where glazed sliding doors will be included in the rear elevation. The design differs from the previous permission as it now includes a slightly larger rear lightwell with access stairs on both sides leading up to garden level. The revised design will allow more light into the lower ground extension; however it does not increase the floorspace beyond the previous permission.
- 1.2 A mechanical condenser unit is also proposed at the rear of the site to be sited within an existing utility shed, concealed by metal louvres and acoustically attenuated.
- 1.3 Additionally, remedial and upgrade works both externally and internally are proposed, including removal and replacement of facade render, re-roofing, repairs to structural walls, and repairs to main timber staircase are proposed. An existing window with a lowered sill shall create the link between the main building and the extension. The front door surround shall be altered (which will match the neighbours).

Revisions

- 1.4 It was initially proposed to lower the ground level of the lower ground floor and to raise the attic ceiling; however this will no longer form a part of the development. The front door surround shall match the neighbouring property. The green roof on the side extension shall include raised planters.

2. Assessment

2.0 The main considerations in relation to the proposed works are:

- design and impact on the listed building and conservation area;
- impact on the amenity of neighbouring occupiers;
- impact on trees and landscaping.

Design and conservation

- 2.1 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.
- 2.2 The principle of a lower ground floor extension has been established from the previous permission granted in October 2015. It was considered '*The proposed erection of an extension to the side elevation at lower ground floor level is considered to be appropriately designed in terms of its scale and setting. The proportions of the proposed lower ground floor would mean the perceived symmetry of the host dwelling remains. The extension would be subordinate to the main dwelling house and due to its siting will not be visible from the wider public realm. The width of the extension is considered to be limited and maintains*

the proportions of the original garden. It is considered this remains the case with the proposed extension, which is modestly sized, located discreetly at lower ground level and includes soft landscaping. The revised rear lightwell would not be overly visible as it is a lower ground level at the rear of the site.

- 2.3 The mechanical plant shall not impact on the listed building as it is at the rear of the site and shall be located within a non-historic shed. The alterations to the listed building both externally and internally have been fully reviewed by a Conservation Officer. Following some amendments the development is considered to be acceptable.
- 2.4 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.
- 2.5 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.

Amenity

- 2.6 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."
- 2.7 CPG6 Amenity states: "Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:
 - Living rooms;
 - Bedrooms;
 - Kitchens; and
 - The part of a garden nearest to the house."
- 2.8 Due to its siting at lower ground level, the proposed extension would not harm the amenity of neighbouring residents. No overlooking or loss of light would result as there are no windows which would overlook other properties and the height and location of the extension at lower ground level would mean no shadowing for neighbours would occur. The proposed balustrade around the lower ground floor side extension and the flat roof area would match the level of the existing garden and therefore overlooking or loss of privacy would not occur from this terrace area.
- 2.9 Environmental Health have been consulted on the acoustic report for the plant proposed at the rear and raise no objection. A condition has been imposed which requires the noise from the equipment to be lower than the lowest existing background noise level by at least

5dBA as assessed according to noise standard BS4142:2014.

Trees and landscaping

2.10 Policy CS15 advises the Council will protect and improve sites of nature conservation and biodiversity by protecting trees and promoting the provision of new trees and vegetation, including additional street trees. Policy DP25 advises that the Council should preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

2.11 The proposal results in the felling of 4 low quality trees. An Arboricultural Report has been submitted with the application. The proposal is considered acceptable in terms of impact on trees subject to condition. The applicant shall be required to submit hard and soft landscaping details which will be required to be implemented and retained thereafter and details of tree protection measures during construction, which shall be secured via condition of consent.

3. Recommendation

3.0 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.

3.1 Grant planning permission and listed building consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th April 2017, 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 A Perkins
Wolff Architects
Chandos Yard
83 Bicester Road
Long Crendon HP18 9EE

Application Ref: **2016/5656/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

4 April 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11 Prince Albert Road
London
NW1 7SR

DECISION

Proposal:

Erection of single storey side extension. Installation of external mechanical plant at rear of site. External alterations to landscaping and ground levels.

Drawing Nos: 1604-PL-002, 1604-PL-009, 1604-PL-010, 1604-PL-011, 1604-PL-012, 1604-PL-013, 1604-PL-014, 1604-PL-021, 1604-PL-022, 1604-PL-031, 1604-PL-209 Revision C, 1604-PL-210 Revision C, 1604-PL-211, 1604-PL-212 Revision A, 1604-PL-213 Revision A, 1604-PL-214 Revision A, 1604-PL-221 Revision C, 1604-PL-222 Revision C, 1604-PL-231 Revision C, 1604-PL-600, 1604-PL-601, 1604-PL-602, 1604-PL-701, 1604-PL-702 Revision B, 1604-PL-703, 1604-PL-704 Revision A, 1604-PL-705, 1604-PL1-DAS Revision B, 1604-PL1-HAS Revision C, 1605-PL1-IND, 1605-PL1-MSBRICK, K1904/-03 Revision 2, K1904/-04 Revision 1, K1904/-09 Revision 4, K1904/-10 Revision 3, K1904/-11 Revision 3, K1904/-12 Revision 4, K1904/-13 Revision 3, K1904/-14 Revision 2, 103214.ph Revision 2, HVL/11PAR/AIA Revision 04, 11PAR_HV_SI_00_DE_B21_051 Revision P06, 11PAR_HV_SI_00_DE_B21_052 Revision P06 and 11PAR_HV_SI_00_DE_B21_053 Revision P05.

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

Executive Director Supporting Communities



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).

- 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:

1604-PL-002, 1604-PL-009, 1604-PL-010, 1604-PL-011, 1604-PL-012, 1604-PL-013, 1604-PL-014, 1604-PL-021, 1604-PL-022, 1604-PL-031, 1604-PL-209 Revision C, 1604-PL-210 Revision C, 1604-PL-211, 1604-PL-212 Revision A, 1604-PL-213 Revision A, 1604-PL-214 Revision A, 1604-PL-221 Revision C, 1604-PL-222 Revision C, 1604-PL-231 Revision C, 1604-PL-600, 1604-PL-601, 1604-PL-602, 1604-PL-701, 1604-PL-702 Revision B, 1604-PL-703, 1604-PL-704 Revision A, 1604-PL-705, 1604-PL1-DAS Revision B, 1604-PL1-HAS Revision C, 1605-PL1-IND, 1605-PL1-MSBRICK, K1904/-03 Revision 2, K1904/-04 Revision 1, K1904/-09 Revision 4, K1904/-10 Revision 3, K1904/-11 Revision 3, K1904/-12 Revision 4, K1904/-13 Revision 3, K1904/-14 Revision 2, 103214.ph Revision 2, HVL/11PAR/AIA Revision 04, 11PAR_HV_SI_00_DE_B21_051 Revision P06, 11PAR_HV_SI_00_DE_B21_052 Revision P06 and 11PAR_HV_SI_00_DE_B21_053 Revision P05.

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

- 4 Before any works commence on site, details shall be submitted to and approved by the Council to demonstrate how 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 during construction work. Such details shall follow guidelines and standards set out in BS5837:2012 and should include:

- a tree protection plan (TPP) showing the location and nature of tree protection measures
- appropriate working processes in the vicinity of trees
- details of an auditable system of site monitoring
- details of the design of building foundations where these may impact trees

- details, including dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site.

The development thereafter shall be implemented in strict accordance with the approved details.

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

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include:

- scaled plans showing all existing and proposed vegetation and landscape features
- a schedule detailing species, sizes, and planting densities
- location, type and materials to be used for hard landscaping and boundary treatments
- specifications for replacement trees (and tree pits where applicable), taking into account the standards set out in BS8545:2014.
- details of any proposed earthworks including grading, mounding and other changes in ground levels.
- a management plan including an initial scheme of maintenance

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

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development

Framework Development Policies.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or 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: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 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

Director of Regeneration and Planning

DRAFT

DECISION

Wolff Architects
Chandos Yard
83 Bicester Road
Long Crendon HP18 9EE

Application Ref: **2016/5830/L**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

5 April 2017

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
11 Prince Albert Road
London
NW1 7SR

DECISION

Proposal:

Erection of single storey side extension. Installation of external mechanical plant at rear of site. External alterations to landscaping and ground levels. Remedial and upgrade works to listed building, including alterations to front door surround, removal and replacement of facade render, re-roofing, repairs to structural walls, and repairs to main timber staircase.

Drawing Nos: 1604-PL-002, 1604-PL-009, 1604-PL-010, 1604-PL-011, 1604-PL-012, 1604-PL-013, 1604-PL-014, 1604-PL-021, 1604-PL-022, 1604-PL-031, 1604-PL-209 Revision C, 1604-PL-210 Revision C, 1604-PL-211, 1604-PL-212 Revision A, 1604-PL-213 Revision A, 1604-PL-214 Revision A, 1604-PL-221 Revision C, 1604-PL-222 Revision C, 1604-PL-231 Revision C, 1604-PL-600, 1604-PL-601, 1604-PL-602, 1604-PL-701, 1604-PL-702 Revision B, 1604-PL-703, 1604-PL-704 Revision A, 1604-PL-705, 1604-PL1-DAS Revision B, 1604-PL1-HAS Revision C, 1605-PL1-IND, 1605-PL1-MSBRICK, K1904/-03 Revision 2, K1904/-04 Revision 1, K1904/-09 Revision 4, K1904/-10 Revision 3, K1904/-11 Revision 3, K1904/-12 Revision 4, K1904/-13 Revision 3, K1904/-14 Revision 2, 103214.ph Revision 2, HVL/11PAR/AIA Revision 04, 11PAR_HV_SI_00_DE_B21_051 Revision P06, 11PAR_HV_SI_00_DE_B21_052 Revision P06 and 11PAR_HV_SI_00_DE_B21_053 Revision P05.

Executive Director Supporting Communities



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 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.

- 3 The works hereby approved are only those specifically indicated on the drawings and reports 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.

- 4 Detailed drawings, or samples of materials as appropriate, 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 the entrance door fanlight at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

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.

- 5 A method statement, including details of render removal (including a sample panel to be prepared on the building and inspected) shall be submitted to and approved

in writing by the Council before works are commenced. 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.

- 6 If it is necessary to remove or lift floor boards, or the York stone slab along with any other historic flooring at the base of the lower ground floor stairs, these items should be re-laid elsewhere in the building

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

Director of Regeneration and Planning

DECISION