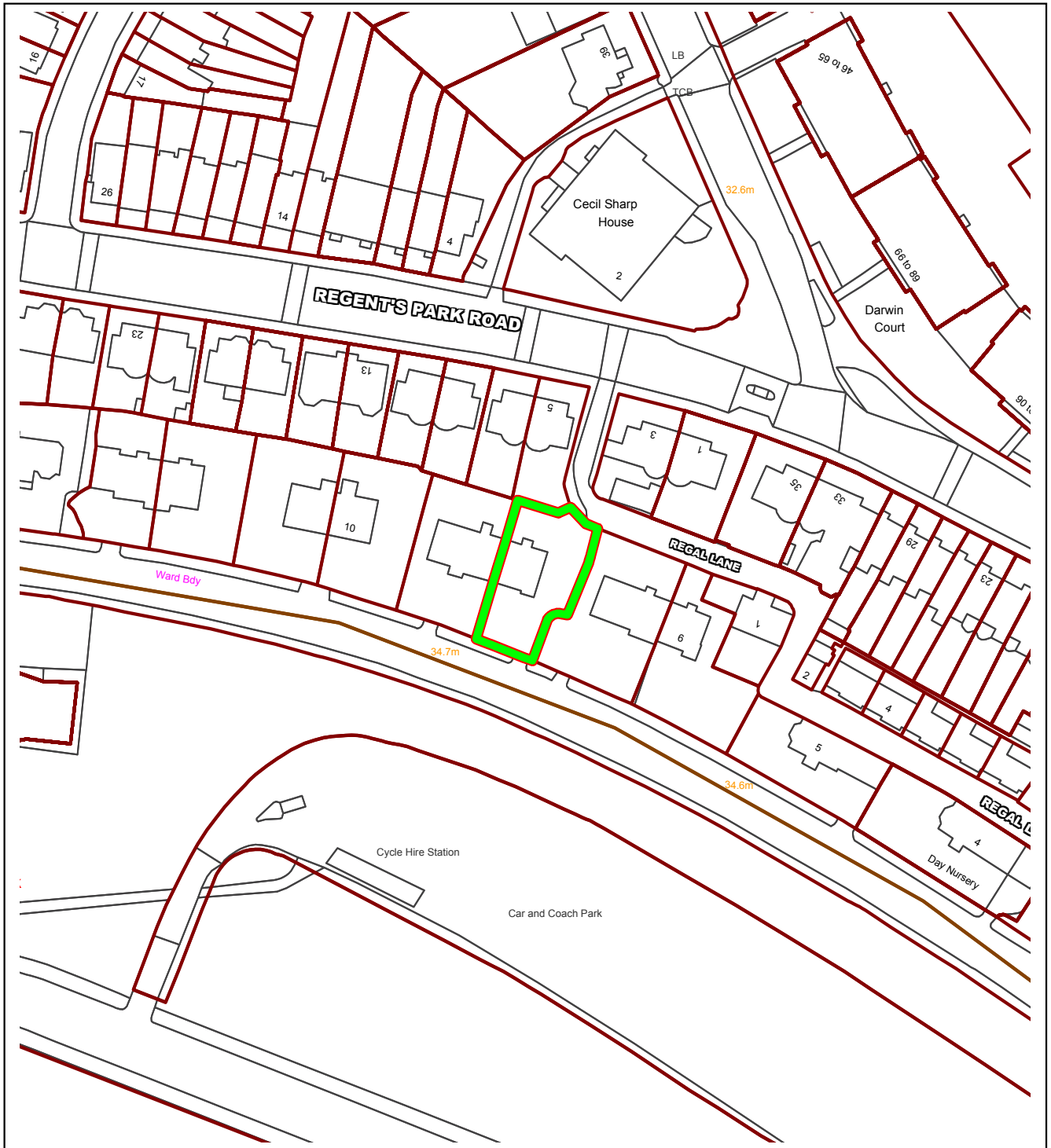


8 Prince Albert Road (2017/1867/P & 2017/1868/L)



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Photo 1: Application building (to the right side) and neighbouring property no.9



Photo 2: Front entrance



Photo 3: Existing gap between the host building and no.7



Photo 4: View from Regent's Park Road



Photo 5: Side elevation



Photo 6: Side elevation



Photo 7: Rear elevation



Photo 8: Rear elevation



Photo 9: Rear elevation window



Photo 10: View from rear garden of no.7 to no.8's side wall



Photo 11: View from rear garden of no.7



Photo 12: View from lower ground floor of no.7



Photo 13: View from upper ground floor of no.7



Photo 14: View from first floor of no.7

Delegated Report (Members Briefing)	Analysis sheet	Expiry Date:	06/06/2017
	N/A / attached	Consultation Expiry Date:	11/05/2017
Officer		Application Number(s)	
Laura Hazelton		(i) 2017/1867//P (ii) 2017/1868/L	
Application Address		Drawing Numbers	
8 Prince Albert Road London NW1 7SR		Please refer to draft decision notices	
Proposal(s)			
<p>(i) Variation of condition 3 of planning permission approved on 26/07/2016 under ref: 2016/2700/P for the erection of single storey side extension with roof terrace above and installation of new window and door to side elevation; namely, the removal of the roof terrace and new window/door to the side elevation from the proposal and alterations to rear landscaping and side steps.</p> <p>(ii) Erection of single storey side extension with front lightwell and railings; erection of staircase to rear elevation; installation of new doors to rear elevations; replace marble front entrance steps with limestone; and replacement fanlight above door.</p>			
Recommendation(s):	(i) Grant Planning Permission (ii) Grant Listed Building Consent		
Application Type:	(i) Variation or Removal of Condition(s) (ii) Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>Multiple site notices were displayed between 20/04/2017 and 11/05/2017 and the application was advertised in the local press on 20/04/2017.</p> <p>No objections were received from neighbouring occupants.</p>					
CAAC/Local groups* comments: *Please Specify	<p>The Primrose Hill CAAC commented on 07/05/2017 as follows:</p> <p>We have no objection to the revisions to the windows and doors. We continue to take the view that the rear stairs should be less obtrusive, but accept that they have been granted consent. We remain concerned at the extent of hard surfacing and loss of permeability to the garden.</p> <p><i>Officer Response</i></p> <p><i>The proposals were revised to reduce the extent of hardstanding by 34sqm.</i></p>					

Site Description

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.9 Prince Albert Road, which is also Grade II Listed. No.9 was rebuilt towards the end of the 1980s following extensive war damage and features a substantial 3 storey side extension.

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.

Relevant History

2016/2700/P & 2016/2723/L - 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; replace marble front entrance steps with limestone; creation of a new opening between side extension and existing house; and replacement fanlight above front door. Granted 26/07/2016.

2016/1065/P & 2016/1221/L - Erection of 3 storey side extension; replacement of 2 x existing windows with new doors at rear lower ground and ground floor level; installation of new staircase from ground floor to garden level; and internal alterations. Refused 18/04/2016 and dismissed at appeal 11/10/2016.

8600542 & 8670105 - External alterations including the installation of two dormer windows and velux roof light on the rear elevation; alterations to the front boundary wall including a new gateway; and the construction of a new means of access. Granted 31/07/1986.

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 2013/2015

CPG1 (Design)
CPG6 (Amenity)

Primrose Hill Conservation Area Statement 2001

Camden Local Plan

The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's

report.

The following policies are considered to be relevant:

G1 Delivery and location of growth
A1 Managing the impact of development
D1 Design
D2 Heritage

Assessment

1.0 Background

1.1 Planning permission and listed building consent were previously granted on 14/07/2017 for the erection of a single storey side extension; erection of cast iron staircase to rear elevation; installation of new doors and windows to rear and side elevations; replace marble front entrance steps with limestone; and creation of a new opening between side extension and existing house (reference nos. 2016/2700/P & 2016/2723/L).

2.0 Proposal

2.1 The current applications seek to amend the previously approved planning permission and apply for Listed Building Consent with the following revisions:

- Removal of the previously approved window at first floor level and door at upper ground floor level from the proposals.
- The roof of the approved side extension is no longer proposed to be used as a terrace; and the associated planter has been removed from the proposals (previously included to prevent overlooking into neighbouring property).
- Minor change in layout of the new side steps from the front garden down to rear garden.
- Hard and soft landscaping of rear garden.

2.2 Revisions

2.3 The proposals were amended to reduce the extent of hard landscaping within the rear garden. An area of hardscaping measuring approximately 34sqm was removed from the proposals and the existing grass retained to maintain the verdant nature of the rear garden.

3.0 Assessment

3.1 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 Primrose Hill Conservation Area);
- Amenity (the impact of the proposal on the amenity of the adjoining occupiers); and
- Impact on trees.

4.0 Design

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

4.2 The proposals are considered an improvement on those previously approved under references 2016/2700/P and 2016/2723/L. No changes are proposed to the size, footprint or design of the approved single storey side extension. The removal of the door and window to the side elevation at upper ground and first floor level would be an enhancement in design and heritage terms as it limits the amount of intervention proposed to the original building design and would maintain the existing appearance of the side elevation above lower ground floor level.

4.3 The proposed new steps down to the garden are considered to be acceptable and would not to cause harm to the setting of the listed building or the character and appearance of the conservation area.

4.4 Detailed drawings of the previously approved metal staircase were also provided as part of the current applications (listed building consent ref. 2017/2723/L secured these details by condition). The balustrade details are an acceptable design that would be sympathetic to the character and appearance of the host building.

4.5 The rear landscaping is considered acceptable. The extent of hardscaping would not be significantly increased compared to the existing arrangement, and the proposed soft landscaping/planting would complement the setting of the listed building and character and appearance of the conservation area.

4.6 The works are not considered to cause harm to the special character of the host listed building or to the appearance of the wider Primrose Hill Conservation Area and are acceptable.

5.0 Amenity

5.1 Policy CS5 (Managing the impact of growth and development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 (Managing the impact of development on occupiers and neighbours) seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy and outlook.

5.2 Due to the location of the extension at lower ground floor level, it would not impact the existing daylight levels entering the neighbouring property. Similarly, although the extension features windows to the side elevation, these would be at lower ground floor level and views between these and the neighbouring property would be blocked by the boundary wall and existing vegetation.

5.3 The current proposals remove the previously approved roof terrace to the side elevation which removes any possibility of overlooking of neighbouring properties. Likewise, no windows or doors are proposed to the side elevation, and therefore any impact on neighbouring amenity is considered to be limited.

6.0 Impact on trees

6.1 There are a number of established, mature trees to the front and rear garden of the application site and neighbouring property no.7. An arboricultural impact assessment report and outline method statement has been submitted in support of the application. This report concluded that the impacts of development are relatively low in terms of both quality of trees removed and root protection area (RPA) encroachments of the trees retained. The species affected are generally tolerant of root disturbance and the retained trees are generally in good health and capable of sustaining these reduced impacts. Furthermore, the trees located to the front of the site (fronting Prince Albert Road) are afforded an extra element of protection due to being positioned on a raised ground level compared to the proposed extension at lower ground floor level.

7.0 Conclusion

7.1 On balance, the proposals are considered to be minor alterations that would preserve the special interest of the host Grade II Listed Building and wider Primrose Hill Conservation Area, and are considered acceptable.

7.2 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.

7.3 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 22nd May 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'.

Lichfields
14 Regent's Wharf
All Saints Street
London
N1 9RL

Application Ref: **2017/1868/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

16 May 2017

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
8 Prince Albert Road
London
NW1 7SR

DECISION

Proposal:

Erection of single storey side extension with front lightwell and railings; erection of staircase to rear elevation; installation of new doors to rear elevations; replace marble front entrance steps with limestone; and replacement fanlight above door.

Drawing Nos: 001 rev P00, 002 rev P01, 003 rev P00, 004 rev P00, 021 rev P00, 022 rev P00, 023 rev P00, 101 rev P04, 102 rev P05, 103 rev P02, 104 rev P00, 121 rev P00, 122 rev P02, 123 rev P02, 130 rev P02, 140 rev P01, 201 rev P01, 202 rev P02, 203 rev P02, 204 rev P01, 221 rev P01, 222 rev P01, 223 rev P02, 400 rev P00, 000 rev P00, 401 rev P00, 402 rev P00, 403 rev P00, 404 rev P00, 405 rev P00, 140 rev P00, 406 rev P00, 407 rev P00, 10876 rev 5 sheets 1 - 7, Design and Access Statement revision 01 dated 31/03/2017, Arboricultural Impact Assessment Report & Outline Method Statement ref NLP/8PAR/AIM/01a and Heritage Impact Assessment dated 15 March 2017.

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

Conditions And Reasons:

Executive Director Supporting Communities



- 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, policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Emerging Local Plan.

- 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, policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Emerging Local Plan.

DECISION

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.
- 2 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

You can find advice about your rights of appeal at:

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

Yours faithfully

DRAFT

DECISION

Mr Declan Carroll
Lichfields
14 Regent's Wharf
All Saints Street
London
N1 9RL

Application Ref: **2017/1867/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

16 May 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**8 Prince Albert Road
London
NW1 7SR**

DECISION

Proposal:

Variation of condition 3 of planning permission approved on 26/07/2016 under ref: 2016/2700/P for the erection of single storey side extension with roof terrace above and installation of new window and door to side elevation; namely, the removal of the roof terrace and new window/door to the side elevation from the proposal and alterations to rear landscaping and side steps.

Drawing Nos: 001 rev P00, 002 rev P01, 003 rev P00, 004 rev P00, 021 rev P00, 022 rev P00, 023 rev P00, 101 rev P04, 102 rev P05, 103 rev P02, 104 rev P00, 121 rev P00, 122 rev P02, 123 rev P02, 130 rev P02, 140 rev P01, 201 rev P01, 202 rev P02, 203 rev P02, 204 rev P01, 221 rev P01, 222 rev P01, 223 rev P02, 400 rev P00, 000 rev P00, 401 rev P00, 402 rev P00, 403 rev P00, 404 rev P00, 405 rev P00, 140 rev P00, 406 rev P00, 407 rev P00, 10876 rev 5 sheets 1 - 7, Design and Access Statement revision 01 dated 31/03/2017, Arboricultural Impact Assessment Report & Outline Method Statement ref NLP/8PAR/AIM/01a and Heritage Impact Assessment dated 15 March 2017.

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 the original planning permission (ref: 2016/2700/P) approved on 26/07/2016.

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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the Emerging Local Plan.

- 3 For the purposes of this decision, condition no.3 of planning permission 2016/2700/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: 001 rev P00, 002 rev P01, 003 rev P00, 004 rev P00, 021 rev P00, 022 rev P00, 023 rev P00, 101 rev P04, 102 rev P05, 103 rev P02, 104 rev P00, 121 rev P00, 122 rev P02, 123 rev P02, 130 rev P02, 140 rev P01, 201 rev P01, 202 rev P02, 203 rev P02, 204 rev P01, 221 rev P01, 222 rev P01, 223 rev P02, 400 rev P00, 000 rev P00, 401 rev P00, 402 rev P00, 403 rev P00, 404 rev P00, 405 rev P00, 140 rev P00, 406 rev P00, 407 rev P00, 10876 rev 5 sheets 1 - 7.

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

- 4 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 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 and policy A3 of the Emerging Local Plan.

Informative(s):

- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, and conditions as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation). Please note that condition 4 (details of roof terrace planter) is no longer required due to the terrace being removed from the proposals as part of this application.
- 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 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 Noise and Licensing Enforcement Team, 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.
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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