

Ms Hilary Charlewood
Flat 4
160 New King's Road
London
SW6 4LZ

Application Ref: **2017/1364/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

23 May 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 4
17 Prince Albert Road
London
NW1 7ST

Proposal: Internal alterations including the enlargement of the existing opening between the kitchen and living space, reinstatement of a doorway within the spine wall, and reconfiguration of modern partition walls between the bedroom and study.

Drawing Nos: Site Location Plan; E1 Rev A; E2 Rev B; E3 Rev A; E4 Rev A; P1; P2 Rev B; P3 Rev B; SE1; SE2; SE3; SE4; SW1; SW2 Rev B; SW3; SW4 Rev A; Details of Plasterwork Restoration; Revised Heritage Impact Assessment dated March 2017; Lath and Plaster Method Statement.

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

Conditions And Reasons:

- 1 As part of the on-going Enforcement Investigation, the works hereby approved must be implemented and completed within 3 calendar months of the date of this Listed Building Consent being granted.



Reason: To safeguard the architectural and historic interest of this grade II listed building in accordance with 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.

- 2 All new 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 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 Reasons for granting consent:

The site is a Grade II listed building, one of 3 semi-detached pairs of villas, linked by side porticoes. The buildings date from the mid C19 and are located within the Primrose Hill Conservation Area. The current application relates to internal alterations to Flat 4, which is located at second floor level, and for details of reinstatement works to areas of historic lath and plasterwork, cornices and skirting that were removed without authorisation.

The proposed enlargement of the existing opening between the kitchen and dining rooms is acceptable, as this area of historic studwork has been altered through the installation of a hatch opening. The current proposals will preserve sections of unaltered historic fabric and will preserve the original plan form through the retention of substantial nibs (250/400mm), partial upstand (1100mm) and a downstand (over 400mm). The removal of the modern stud partition wall between the existing bedroom and study to the rear of the building will not involve the loss of any historic fabric, and the proposals involve the retention of a 250mm stud nib either side of the proposed opening and a 400mm downstand to preserve the original plan form. The removal of the modern plasterboard lobby and the reinstatement of a blocked up doorway within the spine wall do not involve the loss

of any historic fabric and are therefore not considered to affect the building's significance. Details of the reinstatement works and proposed repaired and reinstated cornices and skirting have been supplied as part of the application and are considered to be acceptable.

Revisions to the proposals have taken place as part of the application process to reduce the loss of historic fabric and ensure the preservation of the historic plan form. The revised proposals are considered to preserve the building's special architectural and historic interest.

No objections have been received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and of preserving or enhancing the character or appearance of the Conservation Area, under s. 66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with 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, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 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.

3 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Director of Law and Environment to issue an Enforcement Notice alleging a breach of planning control in relation to the unauthorised internal works that have been undertaken to this grade II listed building should it not be rectified within 3 calendar months of the date of this Listed Building Consent being granted.

- 4 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).

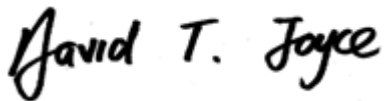
- 5 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

- 6 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.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning