

Mrs Nasrin Kalbasi
NK Architectural Design Ltd
101 Park Road
London
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Application Ref: **2017/3903/L**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

30 August 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 2
20 Prince Albert Road
London
NW1 7ST

Proposal:

Repair of existing windows and external doors and internal alterations by way of changes to the floor plan.

Drawing Nos: Location Plan; Proposed Floor Plan 3250-PFPL01; Existing Floor Plan 3250-EFPL01; 3250-PFPL01-M&E Proposed M&E Layout

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan; Proposed Floor Plan 3250-PFPL01; Existing Floor Plan 3250-EFPL01; 3250-PFPL01-M&E Proposed M&E Layout

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 Downstands and existing cornices are to be retained where proposed walls are to be removed. 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 all downstands and retained cornices at a scale of 1:10

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 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) Typical details of new skirtings and cornices at a scale of 1:10 and 1:1

- b) Plan, elevation and section drawings of all new internal doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The site is a grade II listed building; listed in the group 'Nos 17-22' and described as 3 semi-detached pairs of villas linked by side porticoes. The buildings dates to the mid 19th century and are finished in stucco under slate roofs, they are of three storeys with attics and semi-basements with a two window range; central window at ground floor with canted bays. Many of these villas have received substantial

alteration following subdivision from single family homes to multiple residential units. The proposed works at No.20 are within Flat 2 which sits at ground floor level and are internal only; they include repairs works to windows, doors and shutters and alteration to the plan form. The works to the plan form are considered to be minor and will not involve loss of historic fabric or impact upon the buildings significance. Downstands and cornice's are to be retained for reference to previous iterations of the internal layout and for these reasons the impact is not considered to result in harm to the special interest of the grade II listed building.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, 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 proposal is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 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 that 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, Judd St, Kings Cross, London NW1 2QS (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.
- 4 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 5 For the avoidance of doubt the approved works include the removal of internal walls; however with the retention of downstands and existing cornices.

You can find advice about your rights of appeal at:

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

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning