

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

Date: 25 January 2018

Our ref: 14960/03/IR/SFo/14841189v2

Your ref: PP-06402878 (PP S73) and PP-06402865 (LBC)

Dear Laura

Application for s73 Variation of Condition 3 of 2017/1867/P and new linked Listed Building Consent at No. 8 Prince Albert Road, London, NW1 7SR

On behalf of our client, Mr Stephen Plant for Dr Tijen-Eren, please find enclosed:

- 1 An application for the variation of Condition 3 (approved drawings) attached to planning permission Ref. 2017/1867/P (approved 23/05/2017) (which itself is a variation of Condition 3 attached to planning permission ref. 2016/2700/P (approved 26/07/2016)) to integrate the previously approved internal works under LBC 2016/0930/L plus minor additional alterations to the front light well of the approved single storey side extension.
- 2 An application for a new Listed Building Consent to amalgamate the works approved under application Refs. 2017/1868/L. and Ref. 2016/0930/L plus minor alterations resulting from detailed design changes during implementation.

These applications are submitted via the Planning Portal under refs. PP-06402878 (S73 Variation of Condition 3 attached to 2017/1867/P) and PP-06402865 (Application for Listed Building Consent).

Both propose the amalgamation of extant and partially implemented approvals plus minor alterations as a result of design development during implementation.

The applications are to provide a single consistent set of consents for all the works as built on site and to ensure the position with the minor variations is regularised, albeit it is not considered that these works affect the special interest of the listed building or the character and appearance of the conservation area.

Application Submissions

The application submissions via the Planning Portal comprise the following:

- 1 The completed Application Forms for a S73 Variation of condition and a Listed Building Consent.
- 2 Site location plan - **Drawing No. 400 rev P00.**
- 3 Existing site plan - **Drawing No. 000 rev P00.**

- 4 A complete set of amalgamated and revised existing, demolition and proposed application drawings for the S73 variation and new LBC, prepared by Design Solutions (see Schedule of Drawings at Annex 1 of this cover letter).
- 5 A series of tables setting out the approved source drawings under previous approvals 2016/0930/L, 2017/1867/P, and 2017/1868/L and the equivalent amalgamated proposed drawing under the current application with an explanation of any change on the drawing for clarity (see Annex 2 of this cover letter).
- 6 A revised Design and Access Statement (Rev. 1) prepared by Design Solutions – Dated 25 January 2018
- 7 A revised Heritage Impact Assessment prepared by Lichfields – Dated 25 January 2018.
- 8 The previously approved Arboricultural Impact Assessment Report & Outline Method Statement (Ref. NLP/8PAR/AIM/01a) prepared by Landmark Trees – Dated 3 February 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. It 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. No. 9 was destroyed in WWII and the present building is a late 1980s replacement in facsimile.

Also the mid-late 1980s, the property (No. 8) 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. Little of significance remains internally beyond the principal staircase.

Extant consents at the property comprise:

1. Listed Building Consent was granted for internal works in 2016 under Ref. 2016/0930/L.
2. Planning permissions and listed building consents were granted in 2016 under refs. 2016/2700/P and 2016/2723/L.
3. These above were amended in 2017 under Refs. 2017/1867/P and 2017/1868/L.

The decision notices for the relevant approved applications are included at Annex 3.

Proposals

These applications seek a S73 variation to the extant planning permission and a new listed building consent to regularise the current 'as built' arrangement of the implemented works at the property based on the amalgamation of previous consents plus a series of minor variations to the approved design.

The consents to be amalgamated are: Ref. 2016/0930/L and Refs. 2017/1867/P and 2017/1868/L.

The descriptions of the proposals under each application are as follows:

S73 variation to the extant planning permission

“Variation of condition 3 of planning permission approved on 23/05/2017 under Ref: 2017/1867/P for the erection of single storey side extension, and other external alterations including variations to windows and doors, and alterations to the rear landscaping and side steps; itself a variation of condition 3 of planning permission approved on 26/07/2016 under Ref. 2016/2700/P; namely to incorporate alterations to the proposed internal layouts of the building substantially previously approved on 15/04/2016 under Ref. 2016/0930/L, but with minor variations to the approved layouts and details of lower ground, ground, first, second and third floor levels.”

New consolidated listed building consent with minor variations

“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 (as approved under 2017/1868/L on 23 May 2017). Internal alterations comprising removal, replacement, blocking and moving of doors, demolition of partition walls, creation of new access doors at ground and lower ground floor levels, new partition walls and new openings between rooms (with minor variations from approved under 2016/0930/L on 15 April 2016).”

The detailed description of the proposed development, the minor variations over the previous consents, and assessment of the effects arising from these proposals are set out in the accompanying Heritage Impact Assessment.

Summary

These applications amalgamate the extant and partially implemented consents at No. 8 Prince Albert Road and seek permission for additional minor variations to the approved design to reflect design development alterations during construction. The extant consents are a material consideration in the determination of the proposals and the policies of the recently adopted Camden Local Plan (July 2017) do not give rise to any new considerations that would render a reassessment of the previous approvals likely to result in an alternative conclusion to the approvals previously granted.

The additional works for which consent is sought comprise very minor alterations to the internal layout, in six cases, and one single variation to the surface material of the inner face of a lower ground floor light well. None of these alterations give rise to changes that would adversely impact the special interest or significance of the listed building, or give rise to harm to the setting of other listed building or to the character and appearance of the conservation area, or that adjacent.

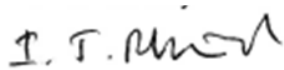
Given that the applications seek to regularise the as built arrangement within the extant approvals layout and envelope, the present applications do not give rise to any altered or other adverse impacts in relation residential amenity, arboriculture, noise, or the special architectural or historic interest of the building.

In light of the above, and given that the proposals are compliant with national legislation; national, regional and local policy and guidance including the newly adopted policies of the Camden Local Plan (July 2017), we respectfully request that the S73 variation to the extant planning permission, and associated new listed building consent to amalgamate the previous approvals, plus the integration of the ‘as built’ minor variations located on the lower ground, second and third floors as outlined should be granted planning permission and listed building consent.

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 Stella Fox at this office.

Yours sincerely

A handwritten signature in black ink, appearing to read "I. T. Rhind".

Iain Rhind
Senior Director, Head of Heritage

Annex 1 – Schedule of Drawings

Drawing	Drawing number
Site location plan	400 P00
Existing site plan	000 P00
Existing Drawings	
Basement Floor Plan	001 P00
Ground Floor Plan	002 P01
First and Second Floor Plans	003 P00
Third Floor and Roof Plans	004 P00
Front Elevation	021 P00
Rear Elevations	022 P00
Side Elevations	023 P00
Demolition Drawings	
Basement Floor Plan	201 P02
Ground Floor Plan	202 P03
First and Second Floor Plans	203 P03
Third Floor and Roof Plans	204 P02
Front Elevation	221 P02
Rear Elevations	222 P01
Side Elevations	223 P02
Proposed Drawings	
Basement Floor Plan	101 P05
Ground Floor Plan	102 P06
First and Second Floor Plans	103 P03
Third Floor and Roof Plans	104 P01
Front Elevation	121 P01
Rear Elevations	122 P02
Side Elevations	123 P02
Proposed Block Plan	130 P03
Proposed Rear External Staircase	408 P01
Proposed Rear External Staircase Side Elevation	409 P01
Proposed Rear External Staircase Rear Elevation and Plan	410 P01
Proposed Section A-A	500 P00
Double Glazed Windows Details	401 P00
Single Glazed Window Details	402 P00
Double Door Details	403 P00
Single Glazed Single Door Details	404 P00
Single Glazed Single Door Details	405 P00
Existing Internal Elevation A	140 P01
Proposed Fanlight Above Entrance Door Details	406 P00
Proposed Front Entrance Steps	407 P00
Stair GA	10876 v 5 (7 Sheets)

Existing & Proposed Internal Elevations B & C	141 00
Existing & Proposed Internal Elevations D & E	142 00
Existing & Proposed Internal Elevations F & G	143 00

Annex 2 - Tables setting out the approved source drawings and the equivalent amalgamated proposed drawing under the current application

The following tables set out the approved source drawings under previous approvals 2016/0930/L, 2017/1867/P, and 2017/1868/L and the equivalent amalgamated proposed drawing under the current application. An explanation of any changes on the proposed drawings from the previously approved amalgamated details are provided for clarity.



Annex 3 – Copies of Decision Notices for the Previously Approved Consents at No. 8 Prince Albert Road

Planning Permission and Listed Building Consents Included:

- 1 Listed Building Consent - Ref. **2016/0930/L**
- 2 Planning Permission – Ref. **2016/2700/P**
- 3 Listed Building Consent – Ref. **2016/2723/L**
- 4 Planning Permission - Ref. **2017/1867/P**
- 5 Listed Building Consent – Ref. **2017/1868/L**

Annex 3.1 - Listed Building Consent - Ref. 2016/0930/L



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Town Hall
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WC1H 8ND

Tel 020 7974 4444
Textlink 020 7974 6866

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

Miss Keri Dearmer
Nathaniel Lichfield and Partners
14 Regent's Wharf
All Saints Street
London
N1 9RL

Application Ref: **2016/0930/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

15 April 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:

Internal alterations comprising removal, replacement, blocking and moving of doors, demolition of partition walls, creation of new access doors at ground and lower ground floor levels, new partition walls and new openings between rooms.

Drawing Nos: Site Location Plan; Proposed Site Plan; 14/0313: 001, 002, 003, 004; 101 Rev P01, 102 Rev P01, 103 Rev P02, 104 Rev P01, 105 Rev P01; 202 Rev P01; 203 Rev P01; 204 Rev P01, 205 Rev P01; 16/0313: 140 Rev 02, 141 Rev 02, 142 Rev 01; Heritage Impact Assessment prepared by Nathaniel Lichfield & Partners, dated 13 April 2016; Design & Access Statement Rev 02, prepared by Design Solutions.

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.



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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 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.

Informative(s):

- 1 Reasons for granting listed building consent:

The site is a mid C19th grade II listed house, part of a street of 15 detached and semi-detached villas (no.s 1-15, all listed as a group at grade II). The proposed internal alterations involve the minor reconfiguration of room layouts at basement, ground, second and third floors, the installation of built in cupboards to the dining room. The works are acceptable as the building's overall plan form will not be affected by the proposals and due to the fact that much of the studwork within the building is modern and therefore the works do not involve the removal of historic fabric. The new doorway within the hallway at ground floor level has been designed as a jib door to limit the impact on the building's appearance. For these reasons the impact is not considered to result in harm to the special interest of the grade II listed building.

No public consultation was necessary for this application. The Primrose Hill Conservation Area Advisory Committee initially objected to a proposed enlarging of the doorway between the front and rear rooms at first floor level; this aspect of the proposals has since been removed from the application. The site's planning history was taken into account when coming to this decision.

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.

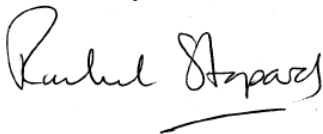
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2015, and paragraphs 14, 17, 56-68 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 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.

You can find advice about your rights of appeal at:

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

Yours faithfully



Rachel Stopard
Director of Culture & Environment

Annex 3.2 - Planning Permission – Ref. 2016/2700/P

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, 221 P00, 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

Executive Director Supporting Communities

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):

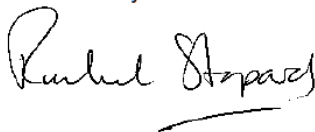
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

Executive Director Supporting Communities

Annex 3.3 - Listed Building Consent – Ref. 2016/2723/L

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: **2016/2723/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:



- 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.

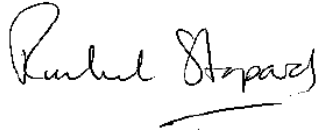
You can find advice about your rights of appeal at:

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

Yours faithfully

Executive Director Supporting Communities

2016/2723/L



Rachel Stopard
Executive Director Supporting Communities

Executive Director Supporting Communities

2016/2723/L

Annex 3.4- Planning Permission - Ref. 2017/1867/P

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Tel 020 7974 4444

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www.camden.gov.uk/planning

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

23 May 2017

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

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 conditions and reasons:

- 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



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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.

Executive Director Supporting Communities

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.

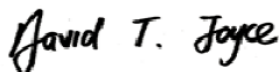
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning

Executive Director Supporting Communities

Annex 3.5 - Listed Building Consent – Ref. 2017/1868/L

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 Declan Carroll
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

23 May 2017

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 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 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



LONDON BOROUGH OF CAMDEN

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.

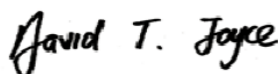
Informative(s):

- 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



David Joyce
Director of Regeneration and Planning

Executive Director Supporting Communities

2017/1868/L