

Application ref: 2018/0432/P  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Date: 16 March 2018

**Development Management**  
Regeneration and Planning  
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Lichfields  
14 Regents Wharf  
All Saints Street  
London  
N1 9RL

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 ref: 2016/2700/P dated 26/07/2016 (as amended by application ref: 2017/1867/P dated 23/05/2017) for the erection of a single storey side extension with roof terrace above; namely to incorporate alterations to the proposed internal layout of the building previously approved under ref. 2016/0930/L dated 15/04/2016, including minor variations to the approved front lightwell and layouts and details of the lower ground, ground, first, second and third floor levels (retrospective).

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 P05, 102 rev P06, 103 rev P03, 104 rev P01, 121 rev P01, 122 rev P02, 123 rev P02, 130 rev P03, 140 rev P01, 141 rev 00, 142 rev 00, 143 rev 00, 201 rev P02, 202 rev P03, 203 rev P03, 204 rev P02, 221 rev P02, 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, 406 rev P00, 407 rev P00, 408 rev P01, 409 rev P01, 410 rev P01, 500 rev P00, 10876 rev 5 sheets 1 - 7; Heritage Impact Assessment dated 25 January 2018, Design and Access Statement dated 25 January 2018 and Arboricultural Impact Assessment Report & Outline Method Statement dated 3 February 2017.

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 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 policies D1 and D2 of the Camden Local Plan.

- 3 For the purposes of this decision, condition no.3 of planning permission 2016/2700/P (as amended by 2017/1867/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 P05, 102 rev P06, 103 rev P03, 104 rev P01, 121 rev P01, 122 rev P02, 123 rev P02, 130 rev P03, 140 rev P01, 141 rev 00, 142 rev 00, 143 rev 00, 201 rev P02, 202 rev P03, 203 rev P03, 204 rev P02, 221 rev P02, 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, 406 rev P00, 407 rev P00, 408 rev P01, 409 rev P01, 410 rev P01, 500 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 A3 of the Camden Local Plan.

Informative(s):

- 1 Reason for granting permission:

This application seeks planning permission and listed building consent to amalgamate previous consents (references 2016/0930/L, 2016/2700/P & 2017/2723/L and 2017/1867/P & 2017/1868/L) along with retrospective permission for minor variations to the approved layouts and details of the lower ground, ground, first, second and third floor levels.

The only external alterations proposed are the mirrors installed within the front lightwell area to reflect light back into the living room. These are removable fixtures which are not visible from anywhere in the public realm and cause no harm to the significance of the listed building or the character and appearance of the wider conservation area. The proposals are therefore considered acceptable.

Although the Primrose Hill CAAC initially objected to the proposals, they withdrew their objection after they were informed that the works they were objecting to had previously been granted consent and were not being altered as part of the current application.

The planning history of the site and surrounding area were taken into account when coming to this decision.

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.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

- 2 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, 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).
- 3 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).
- 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

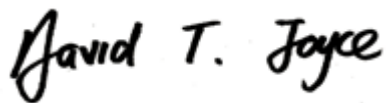
Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS  
(Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden  
website or seek prior approval under Section 61 of the Act if you anticipate any  
difficulty in carrying out construction other than within the hours stated above.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning