

Miss Stella Fox
Lichfields
14 Regents Wharf
All Saints Street
London
N1 9RL

Application Ref: **2018/0430/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

16 March 2018

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; replacement of marble front entrance steps with limestone; and replacement fanlight above door (as approved under 2017/1868/L dated 23/05/2017). 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 application 2016/0930/L dated 15/04/2016) (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.



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: 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: 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 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 This application seeks to amalgamate previous consents for the site (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 lower ground, ground, first, second and third floor levels.

The internal alterations which have already been carried out include the reconfiguration of modern cupboards, minor changes to the arrangement of the staircase landing at 2nd floor, the installation of a glazed balustrade to the lower steps of the basement staircase, and the installation of a glazed panel into a modern partition at basement level. The works are not considered to harm the special interest of the listed building, or its historic plan form. The glazed balustrade did not involve the removal of an original balustrade and it is unclear from historic evidence if this part of the stair ever had a balustrade, making reinstatement impossible. The balustrade is not located on a principal floor and having viewed the works on site, it is evident that they have been well executed and do not cause

harm to the special interest of the listed building. The glazed panel has been installed internally into a modern partition wall at basement level; the works do not impact on historic fabric, are not on a principal floor and overall the impact on the special interest of the listed building is considered minimal.

The only external alterations proposed are the mirrors installed within the front lightwell in order 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. The Council's Conservation Officer has assessed the proposals and does not object to the alterations.

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 and its features of special architectural or historic interest, under s.16 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

- 2 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.
- 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, 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.

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

2018/0430/L

David T. Joyce

David Joyce
Director of Regeneration and Planning