

Application ref: 2018/4988/L
Contact: Antonia Powell
Tel: 020 7974 2648
Date: 30 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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

Wolff Architects
Chandos Yard
83 Bicester Road
Long Crendon HP18 9EE

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**11 Prince Albert Road
London NW1 7SR**

Proposal:

Remedial work to boundary walls including partial dismantling and rebuilding with new foundations.

Drawing Nos:

HV Method Statement by Harrison Varma dated 26/09/2028;

Arboriculturist Report by Landmark Trees dated 05/10/2016 ;

1604-PL8-DAHS by Wolff Architects dated 11/10/2018;

1604-PL-002;

1604-PL-032;

1604-PL-7502;

1604-PL-010;

K1914-501-06;

K1914-502-04;

K1914-500-01;

Kashec Wall Condition Report ;

Kashec Wall Calculation 04/10/2018;

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:

HV Method Statement by Harrison Varma dated 26/09/2028;
Arboriculturist Report by Landmark Trees dated 05/10/2016 ;
1604-PL8-DAHS by Wolff Architects dated 11/10/2018;
1604-PL-002;
1604-PL-032;
1604-PL-7502;
1604-PL-010;
K1914-501-06;
K1914-502-04;
K1914-500-01;
Kashec Wall Condition Report ;
Kashec Wall Calculation 04/10/2018.

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 concerns rebuilding and remedial works to the boundary walls of No. 11 Prince Albert Road. The boundary walls have been shown to be unstable with cracking and movement in evidence.

The existing bricks are to be salvaged as far as possible for reuse within the new walls and which are to be re laid in the same bond with lime mortar joints. All joints are to be knocked back, recessed or flush. Weather struck jointing is not considered acceptable for garden walls of historic significance.

The submission includes a tree protection method statement and the council's tree officer has raised no concerns.

No consultation responses were received as a result of the a site notice and press notice.

The site's planning history has been taken into account when making 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 proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

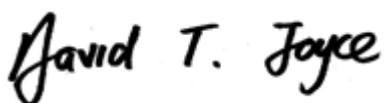
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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