

Application ref: 2018/6396/L
Contact: Obote Hope
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Date: 17 April 2019

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Freedom Architecture
UNIT SB3
Keighley Business Centre
Keighley
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 5
19 Prince Albert Road
London
NW1 7ST

Proposal: External alteration associated with the removal of the existing vent pipes from the chimney pots and installation of a new flue pipe behind the main roof ridge.

Drawing Nos: A01 REVA, A02 REVA, xx-R00-EX-101 and Heritage Statement no date.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

- 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: A01 REVA, A02 REVA, xx-R00-EX-101 and Heritage Statement no date.

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.

Informatives:

1 Reasons for granting permission.

The building is a substantial semi detached villa, arranged over 4 floors with a further basement and dates back from c. 1840. The host building forms part of three semi-detached pairs of villas, linked by side porticoes. Mid C19. Stucco with Slated roofs with projecting bracketed eaves and dormers, No.22 semi-circular that consist of central tall slab chimney-stacks with attics and semi-basements. No 17-22 are stucco finished, with fine detail around windows and at the side entrance portico. There is particularly attractive bracketing at the eaves, and a dormer windows set within the slate roof.

The existing flue for Flat 5, is located within the chimney pots via two pipes that protrude from the chimney pots and are visible from all aspects of the building. The proposal is to remove the existing flue pipes and install a new boiler flue to serve the upper floor flat due to the replacement of the old boiler unit located with the existing loft.

The proposed boiler flue would be located within the void between the ceiling and the roof so that it exits horizontally behind the front roof pitch. The flue is considered subordinate in scale and location to the host building and given that the boiler flue would measure approximately 100mm in width and extend approximately 500mm in depth. The proposal is considered not to have a significant impact upon the character or appearance of the existing property and surrounding area. Furthermore, the location of the proposed flue would enhance the appearance of the host building and would not be readily visible from the street.

Whilst the flue would terminate on the principal elevation of the building, given its scale, siting and design, the proposal would not appear dominant or immediately impact on views of the property, or character and appearance of the surrounding conservation area.

Given the siting, scale and design of the flue terminal, it would be unreasonable to refuse consent on the basis of impact on the character and appearance of the property and surrounding conservation, particularly given the surrounding context. The proposal would have a neutral impact on the character, appearance and historic interest of Grade II Listed building and on this basis is considered to be acceptable.

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.

Objection received by Primrose Hill CAAC's that was withdrawn following revision to the proposed scheme. The site's planning history has been taken into account when coming to this decision.

As such, the proposed development 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 2019.

- 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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer