

Application ref: 2019/0457/P  
Contact: Obote Hope  
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Date: 17 April 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Freedom Architecture  
UNIT SB3  
Keighley Business Centre  
Keighley  
BD21 1SY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission 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 permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 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: For the avoidance of doubt and in the interest of proper planning.

Informatives:

1 Reasons for granting permission:

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 no more than 100mm in width and extend approximately 500mm in depth the boiler flue 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 flues would terminate on the principal elevation of the building, given its scale, siting and design, the proposed flue 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 terminals, 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 listed building and on this basis is considered to be acceptable.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

Given the siting, scale and design of the proposed addition, they is considered not to unduly impact on the residential amenities of neighbouring occupants and it is considered that the proposal would be in compliance with policy A1 of the Local Plan.

Objection received by Primrose Hill CAAC's 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 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