

Application ref: 2018/3899/L
Contact: Adam Greenhalgh
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Date: 23 May 2019

Development Management
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Wolff Architects (Oxford)
Chandos Yard
83 Bicester Road
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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: Alterations to Listed Building and garden including, inter alia, increased width of railings to front lightwell, extension of metal balustrade with addition of piers to middle garden, external spike lighting and lower ground floor level wall lighting, alternative roof material on rear elements, insertion of heritage air bricks; installation of rainwater down pipe and chimney cowl; installation of CCTV and reduction in basement under front of house.

Drawing Nos: 1604-PL:- 209-E, 210-H, 212-C, 221-G, 222-G, 231-G, 703-C, Heritage Statement (PL6-HAS-B)

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:

1604-PL-209 E
1604-PL-210 H
1604-PL-212 C
1604-PL-221 G
1604-PL-222 G
1604-PL-231 G
1604-PL-703 C

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 The application has been considered by LB Camden Planning (Listed Buildings) Officers and the Primrose Hill Conservation Area Advisory Committee.

Previously (November 2018) concern was raised over the provision of glazed balustrades (in the garden areas), the number and light spill of external garden lights and the lack of detail of the new side wall.

The balustrades at the front and side were changed to metal with a drawing (1604 PL 703 C) being submitted to show the design. It is considered to be appropriate to the Listed Building and not to detract from the special architectural and historic merits of the building.

The metal railings do not encompass spearheads or other forms of filials to the posts (which were considered to be inappropriate to the terrace). A simple metal handrail is proposed along the top (in accordance with Building Regulation requirements) and this would cause no harm to the architectural and historic merits of the Listed Building.

The proposed garden lights are not considered to be excessive. They would not impact upon the special architectural or historic merits of the Listed Building.

The applicant has further advised that:

- a. All the rainwater good will be in cast iron as requested.

b. The two chimney cowls to accommodate the mechanical services within the building have been decorated to blend in with the colour of the pots. They would not therefore detract from the special architectural or historic merits of the Listed Building.

c. The number of CCTV cameras proposed has been reduced. The cabling for the cameras will all be run in trunking below ground.

d. The boiler flues would be small and painted black they would blend in with the other adjacent pipework.

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 policy D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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

A handwritten signature in black ink, appearing to read 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer