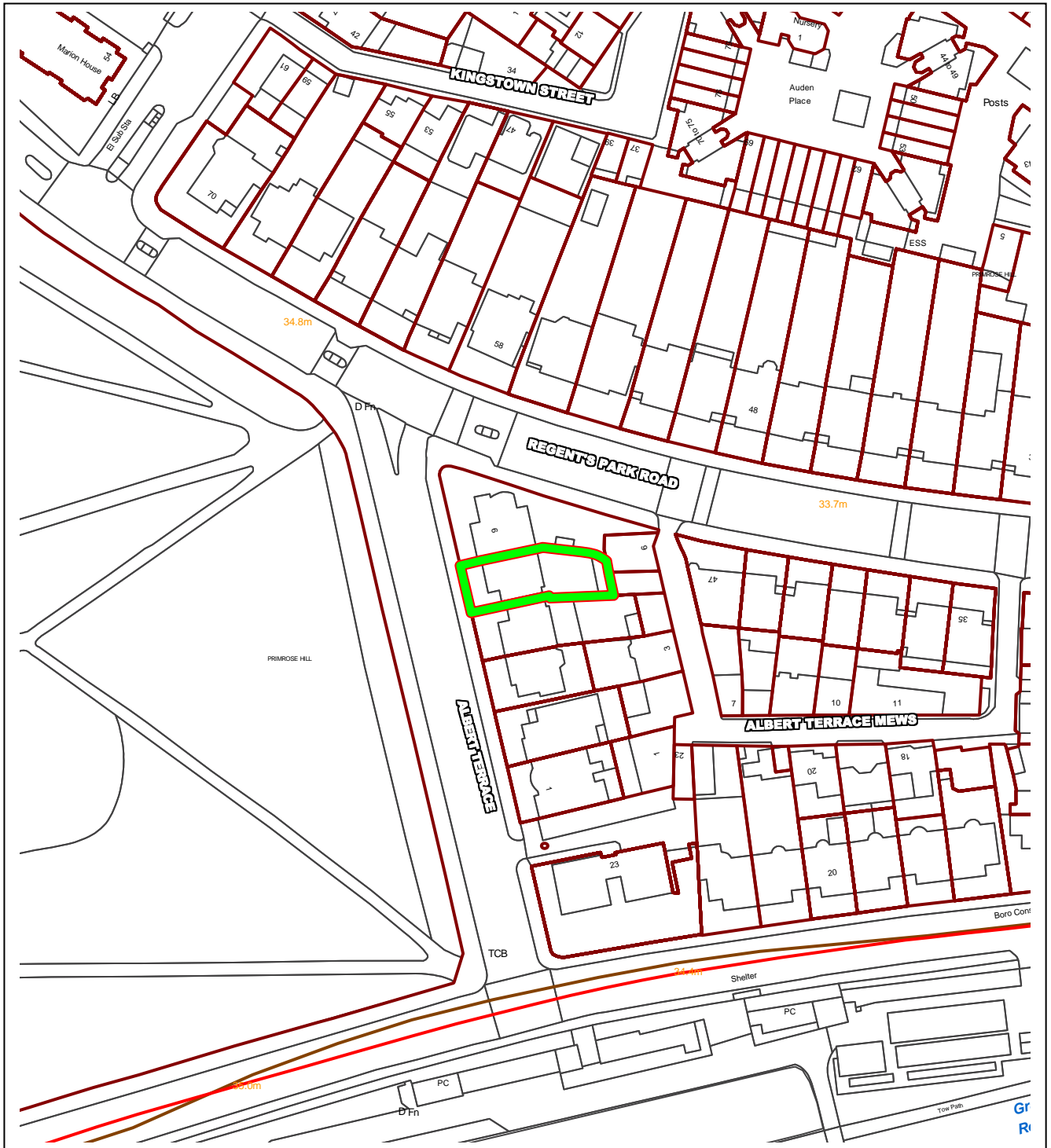
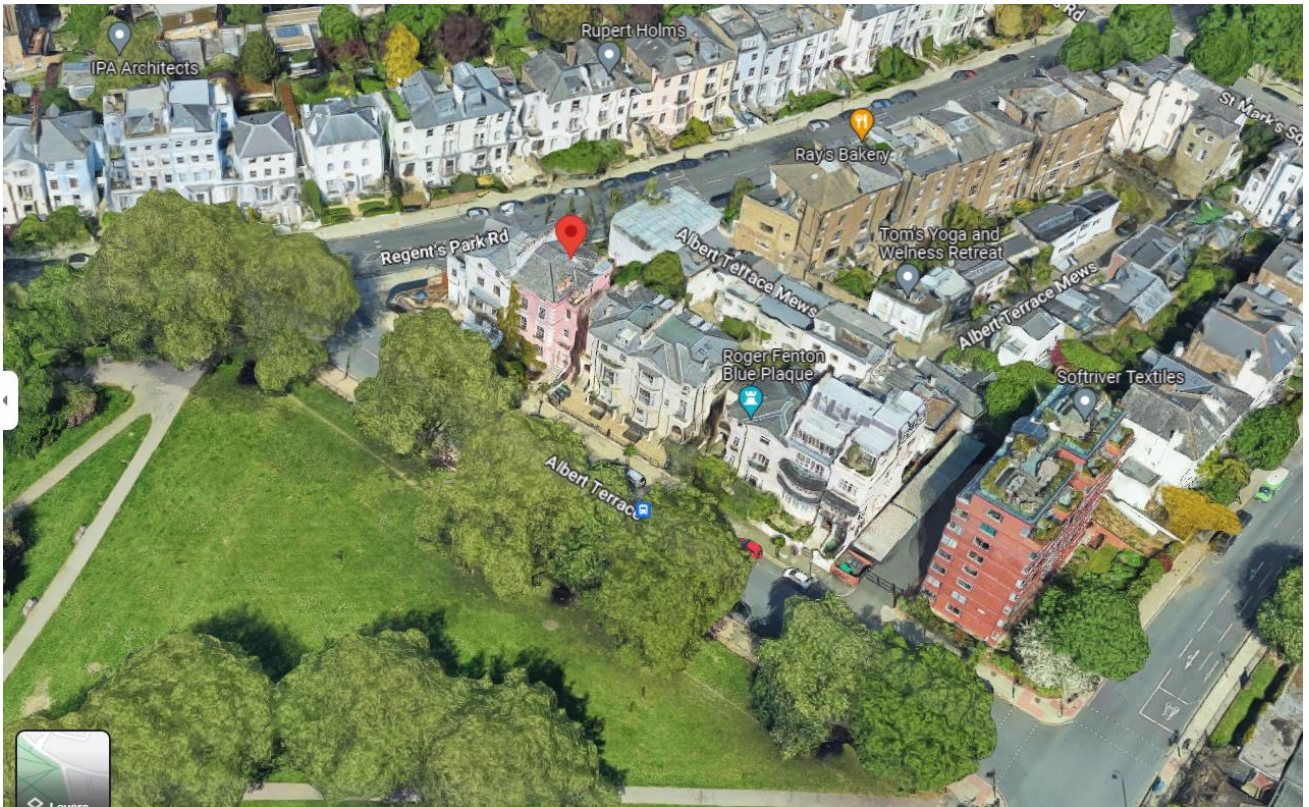


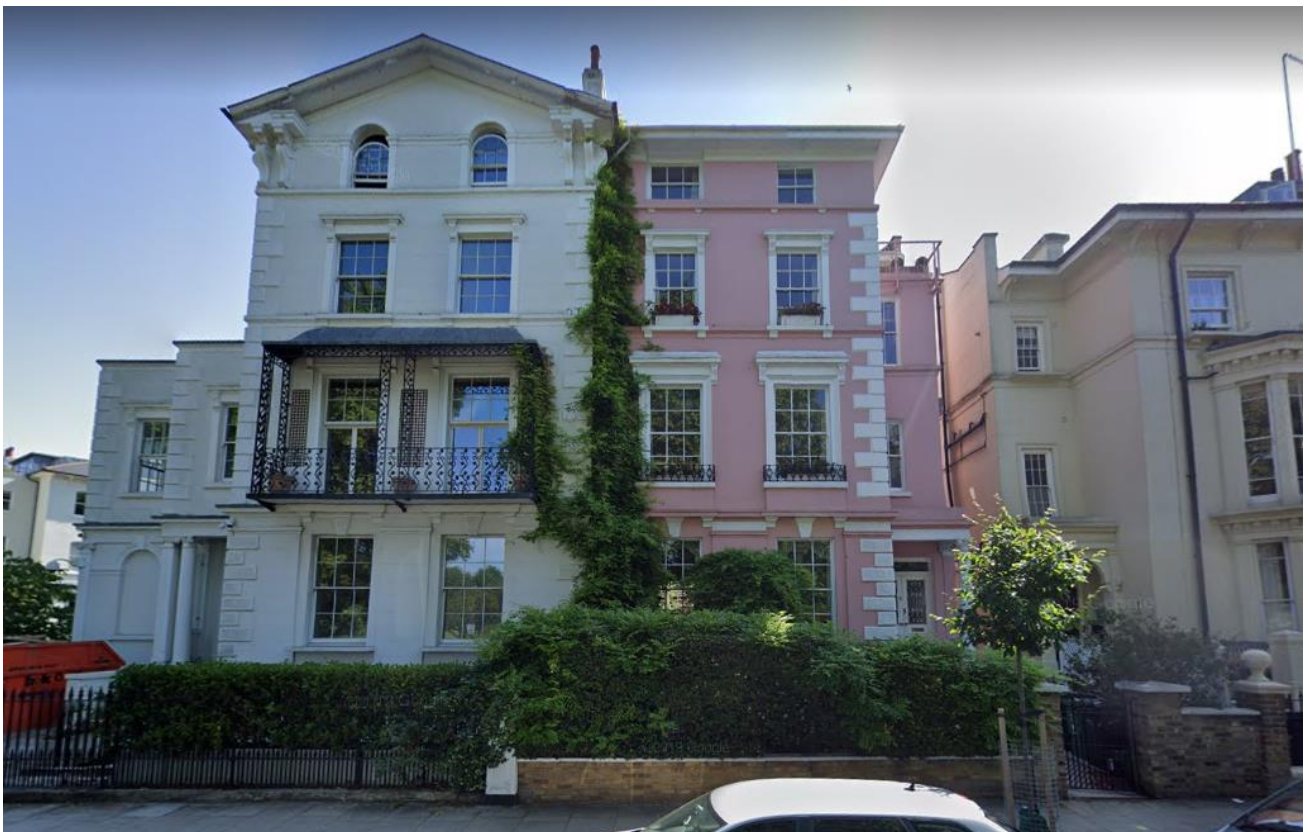
# 2021/6185/P - 5 Albert Terrace, NW1 7SU



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1. Aerial view showing surrounding area



2. Street view (Google) – No 5 Albert Terrace to the right in pink.



3. Google street view - View from the rear from Regent's Park Road



4. Older Google street view (2018) without scaffolding - View from the rear from Regent's Park Road



5. Existing garden boundary wall to the rear between No 5 and No 6 Albert Terrace

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	14/02/2022
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	20/02/2022
<b>Officer</b>			<b>Application Number(s)</b>	
Miriam Baptist			2021/6185/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
5 Albert Terrace London NW1 7SU			See draft Decision Notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
General façade alterations including replacement windows, works to front of the property including new balustrade to terrace and expansion of lightwell, installation of rear balcony and associated fenestration alterations, level changes and works to rear garden, and new skylights.				
<b>Recommendation(s):</b>		Grant conditional planning permission		
<b>Application Type:</b>		Householder Application		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. Electronic	<b>01</b>		
<b>Summary of consultation responses:</b>	<p>A site notice was displayed on 27th January 2022 which expired on 20th February 2022, and a press notice was published on 27th January 2022 which expired on 20<sup>th</sup> February 2022.</p> <p>One consultation response was received from a neighbouring property on the following grounds:</p> <ol style="list-style-type: none"> <li>Noise of air-conditioning would be unacceptable.</li> <li>Loss of original windows would be harmful the appearance and style of the property.</li> </ol> <p><i>Officer response:</i></p> <ol style="list-style-type: none"> <li><i>The air-conditioning has now been completely omitted from the scheme.</i></li> <li><i>The replacement windows would be identical in terms of material, design, opening and frame and glazing bar thickness. A condition will be added to the permission if granted to ensure the submission of window details to be approved prior to works.</i></li> </ol>					
<b>Primrose Hill CAAC comments:</b>	<p>The CAAC objects on the following grounds (officer responses in italics):</p> <ol style="list-style-type: none"> <li>No. 5 Albert Terrace is part of the group of substantial villas recognized as making a positive contribution to the character and appearance of the Primrose Hill Conservation Area. They also face the public open space of Primrose Hill itself, a registered historic Park. The scale of the original houses gives them a special prominence in the conservation area, while their surrounding gardens – front and rear – form a bridge between the private green space and the public green space of the Hill.</li> </ol> <p><i>Noted.</i></p> <ol style="list-style-type: none"> <li>Proposed lowering of the front garden to create a lightwell is harmful to the character and appearance of the conservation area. The distinction in the CA between the houses which face the street with a front area with railings and the houses which have a front garden is well understood and a distinction of considerable significance. It survives here as a sloping area which should not be lost as here proposed. It is also harmful to turn a green space supporting substantial plants into a paved patio with small scale planters: this is contrary to policies seeking to maintain and enhance bio-diversity. PH39 in the Primrose Hill Conservation Area Statement – current SPD – is specific ‘Infill or extension of basement lightwells will not normally be acceptable. These works are often unduly prominent,</li> </ol>					

detract from the original design of the building, the established character of the street or involve the loss of significant garden space or historic fabric.' The loss of the lightwell at no. 6 Albert Terrace does not justify further loss.

*See section 3.7.*

3. We object strongly to the proposed air-conditioning plant (Local Plan policy CC2). We note the Overheating report but question both its assumptions – for example that all bedroom windows must remain closed throughout the day for noise reasons – and its conclusions that the plant proposed is justified.

*The air-conditioning has now been completely omitted from the scheme.*

4. We object strongly to the proposed rooflights to the flank roof. This roof is prominent in views from the Hill, and is a complex original roof form in the conservation area. The side roofs – affected here – form one of the elements of symmetry in these houses, and should not be lost. We note that PH18 and PH19 in the Primrose Hill Conservation Area Statement state that roof alterations 'which change the shape and form of the roof, can have had a harmful impact on the Conservation Area and are unlikely to be acceptable where' ... 'The roof is prominent, particularly in long views and views from the parks' (our emphasis). This property is specifically included in this policy guidance.

*See section 3.11.*

5. The proposed new fenestration/openings at the rear of the building are harmful to the character of the building: they introduce alien forms in a building of recognized significance, disrupting the rear elevation in terms of forms, proportions, balance, and details.

*The changes to the openings to the rear of the building have been revised. Although the widest opening is being replaced with glazed doors, the conversion of the second window to a door has been omitted and the timber frame above the doors will be more prominent echoing the existing hierarchy, and that of the storeys above.*

6. The paving over of the rear garden is harmful to the green character of the conservation area. In the PHCA Statement PH37 'Particular care should be taken to preserve the green character of the Conservation Area by retaining garden spaces.' This cannot be achieved by hard paving which also counters objectives for improved bio-diversity – see Local Plan Policy A.c.3.

*The green planting beds have been increased and the setting of paving stones will be permeable. Details of the paving will be conditioned to ensure this.*

7. The raising of the rear boundary wall is objectionable. Views across rear gardens, in this case from Regent's Park Road, are a feature of the conservation area and should not be disrupted by such excessive out-of-scale elements.

*Please see section 3.10.*

8. The proposals, individually and as a whole, neither preserve nor enhance the character or appearance of the conservation area. There is no balancing public benefit which outweighs the proposed harm to the heritage assets.

*The proposals have been revised and subsequently the scheme is considered on the whole to preserve and enhance the character and appearance of the host building and wider conservation area.*



## Site Description

The site is located on the eastern side of Albert Terrace close to the junction of Albert Terrace to the east and Regent's Park Road to the north. The site is visible and is a focal point of view from the slopes of Primrose Hill. Albert Terrace Mews lies to the rear. The site comprises a semi-detached five storey Italianate villa property (including a lower ground floor level) that is occupied as a single family dwelling (Class C3) and is adjoined to No 6. The building has been sub-divided in the past, however planning permission was recently granted for the building to be reinstated back into a single family dwelling in 2021 (see planning history below).

The site is located in the Primrose Hill Conservation Area. The building is not listed but is identified as making a positive contribution to the character and appearance of the conservation area for its group value (Nos. 1-6 Albert Terrace). The group of houses conform to the prevailing character of the conservation area, although they are not uniform they are related by common architectural features.

This part of the Primrose Hill Conservation Area is very open and spacious in character. It is dominated by the important open spaces of Primrose Hill and Regent's Park around which are set by impressive terraces and villa style properties arranged as pairs of semi-detached houses, originally designed to appear as one large residence. There are a number of nearby listed structures and buildings which include the Grade II listed drinking fountain at the junction with Albert Terrace, Grade II listed Primrose Hill to the west, a Grade II listed K2 telephone kiosk at the junction of Prince Albert Road at the southern end of Albert Terrace, and no. 36 Regent's Park Road which is a Grade II listed building to the east of the site on the north side of Regent's Park Road.

## Relevant History

### Host property – No 5 Albert Terrace

**2021/4762/PRE** - Alterations to rear fenestration including access to a new balcony at first floor, Alterations to front lightwell including installation of a AC unit, alterations to rear garden and erection of new garden wall, tidy up work to external pipework, vents and extracts, replacement of all windows for like-for-like double glazed. – **Advice issued 03/11/2021.**

**2021/2750/P** – Amalgamation of existing two residential units into one residential dwelling - **Granted 08/10/2021.**

**2008/3425/P** - Creation of new roof terrace and access including replacement of roof tiles with concrete slate and installation of new painted timber windows at roof level. – **Granted 05/09/2008.**

**2004/3405/P** - Internal alterations to convert the existing ground floor flat and upper maisonette into a single unit (basement flat to be retained). – **Granted 29/09/2004.**

**34498** - The change of use of the second and third floors to a self-contained dwelling unit including works of conversion and alterations to the existing balcony at the front. - **Granted 13/09/1982.**

### No 6 Albert Terrace

Planning permission was **granted on 30/08/2019** for basement extension, partial demolition and rebuild (in facsimile) of the boundary wall to the North West and the installation of air handling units at lower ground floor level (ref **2018/2342/P**).

Planning permission was **refused on 13/10/2017** (ref **2017/2819/P**) for rebuilding of side extension and boundary wall, extension to existing lower ground level and creation of basement level with 2 no. sky lights to residential dwelling, including associated plant, landscaping and other alterations. The reasons for refusal related to the following: 1. The proposed basement extensions would consist of more than one storey under an existing basement and would not be subordinate to the host building 2. Lack of information to demonstrate that the proposed basement development would main the

structural stability of the building and neighbouring properties, avoid adversely affecting drainage and run-off or avoid cumulative impacts upon structural stability or water environment in the local area. Reasons 3 and 4 relating to CMP and highways contributions to be secured through s106 legal agreement.

The applicant **appealed the decision (ref APP/X5210/W/18/3192767)** and the Inspector **dismissed** the appeal on **11/07/2018**. The Inspectors findings related mainly to the basement works. On the other matters that included the demolition of the side extension and wall and rebuilding them like-for-like the Inspector concluded that this would result in very little change to the appearance of the site and would not result in harm to the settings of the heritage assets.

Planning permission was **refused on 21/10/2011 (ref 2011/3948/P)** for excavation and extension of an existing basement to encompass the front garden area of a single dwelling house (Class C3) with associated plunge pool, lantern and domed ground lights. The application was refused for the following reasons: 1) Insufficient information submitted to demonstrate that the proposed basement would not have an adverse impact on the structural stability of the building and adjacent properties, flooding or the water environment; The other two reasons for refusal related to the absence of s106 legal agreement to a construction management plan and necessary highway works.

Planning permission was **granted on 03/06/2008 (ref 2008/1301/P)** for amendments to planning permission granted 27/10/07 (Ref. 2007/1294/P), namely for excavation of a sub-basement with the provision of three rooflights in front garden adjacent to Albert Terrace.

Planning permission was **granted on 29/10/2007 (ref 2007/1294/P)** for extension and conversion of basement including works of excavation to create an indoor swimming pool and associated alterations to single family dwelling house. This permission was not implemented and a similar submission was made in 2011 (ref 2011/3948/P) but was refused as planning policy had changed.

Planning permission was **refused on 18/08/2004 (ref 2004/2579/P)** for erection of a side extension at second floor level. It was considered that the proposed extension by reason of its scale, form, bulk and design, would be detrimental to the character and appearance of the building and to the Primrose Hill Conservation Area. The decision was appealed and was dismissed on 13/06/2005.

Planning permission was **granted on 22/08/2003 (ref PEX0300139)** for change of use and works of conversion from six self-contained flats to a single-family dwelling house. This was implemented and the building is now occupied as a single-family dwelling. Council tax records show that the property has been a single family dwelling since 2005.

## Relevant policies

### National Planning Policy Framework 2021

### London Plan 2021

### Camden Local Plan 2017

A1 Managing the Impact of Development

A3 Biodiversity

D1 Design

D2 Heritage

### Camden Planning Guidance

CPG Amenity (2021)

CPG Design (2021)

CPG Home Improvements (2021)

CPG Energy Efficiency and adaptation (2021)

CPG Biodiversity (2018)

# Primrose Hill Conservation Area Statement (2000)

## Assessment

### 1.0 Proposal

1.1 The proposal is for façade alterations including changes to openings, new double glazed units, rooflights, glazed doors to the rear lower ground, new balustrade to the third floor terrace and renewal of stucco, works to the front lightwell, installation of a first floor balcony to the rear and works to the garden.

### 2.0 Revisions

2.1 A number of revisions have been made in response to concerns of the council and CAAC:

- After discussion on the Overheating Assessment the air-conditioning system has now been removed altogether from the project.
- The first floor level of the rear façade is visible from Regents Park Road unless the seasonal tree cover is substantial. For this reason, the originally proposed stone cladding has been omitted and the narrower window at first floor level, not required for access to the terrace, is now to be retained rather than be replaced with a door.
- Proposed changes to the front and rear gardens originally proposed an unacceptable level of loss of greenery and permeable surfaces. The designs have been revised to increase the level of greenery and permeable surfaces and are now considered acceptable.
- A fixed planter has been added to the edge of the balcony adjacent to the boundary with neighbouring No 4. The planter will be fixed in perpetuity and will restrict access to the edge of the balcony thereby reducing overlooking to the adjacent garden/property.
- The front door will now be retained and refurbished rather than replaced
- Skylights visible from the public realm and nearby Primrose Hill have been omitted
- Planting bed in lightwell increased in length.

2.2 A revision was also made as requested by the client:

- The façade design at the rear of the building at ground floor has been revised from three narrow openings to one narrow opening and one tri-fold door. This level of the building would not be visible from the public realm at all and therefore is considered acceptable.

### 3.0 Assessment

3.1 The main issues to be considered are:

- Design and Heritage
- Sustainability
- Amenity

### Design and Heritage

3.2 Overall the detailed design of the proposed alterations are considered to respect and complement the existing property, the adjoined property and the wider conservation area. The proposals are not considered harmful to the character or appearance of the host building, street scene or the Primrose

Hill Conservation Area, in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

3.3 Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

#### General façade alterations

3.4 All windows to the property are to be replaced with like-for-like slim double-glazed units to improve the energy efficiency of the property. A condition for submission of window details will be added to the permission if approved, this will be to ensure the new units are slim and that fenestration matches the original in dimension and design, and that glazing bars are of the same thickness as the original and integral rather than stuck on.

3.5 The façade would be fully overhauled on all three elevations with a textured render finish to match the existing colour of pink, this is considered to be like-for-like repair/maintenance and contributes to the general upkeep of the façade, therefore is considered acceptable.

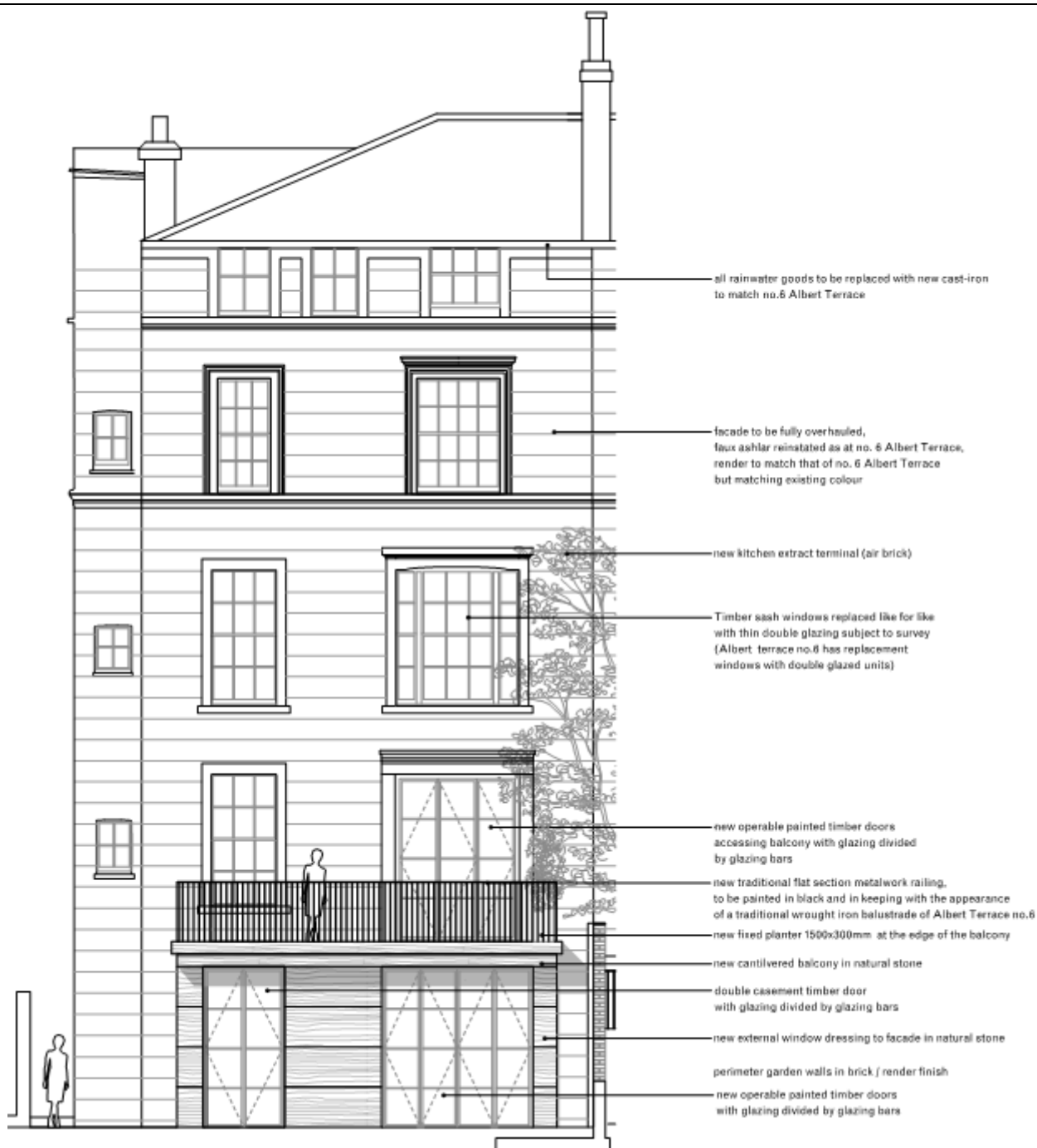
#### Works to front of the property including terrace and lightwell

3.6 To the front of the property, the non-original existing pink balustrade to the third floor terrace to the front elevation is to be replaced with a new black metal balustrade in keeping stylistically with that of neighbouring No 6. These changes are considered to preserve and enhance the character of the host property and wider conservation area and are considered acceptable for this reason.

3.7 The front lightwell currently has a large planting bed that slopes from street level down to lower ground level. This planting bed is to be excavated and raised to provide an external storage space below and to increase the area of the lightwell thereby increasing natural light received by the lower ground floor. There would be some loss of planting bed with the re-landscaping of the lightwell proposed, however there is a high degree of hardscaping in the adjacent properties and a variety of different front garden and lightwell treatments along this stretch of Albert Terrace, none which are the same as the existing lightwell at No 5. For this reason the alterations are not considered to detract from or disturb an established pattern or built form. The conservation area appraisal states that *'excavation of a basement lightwell is unlikely to be acceptable where this is not a characteristic of the building type or street'*. Although the area of planting bed would be reduced the hardscaping used below will be permeable and therefore should not increase the risk of flooding. A landscaping condition has been added requesting details to ensure this.

#### Installation of rear balcony and associated fenestration alterations

3.8 The rear elevation of No 5 is visible from the street beyond, Regents Park Road, from first floor upwards and will be more so when the trees drop their leaves. At first floor level a balcony will be installed below the two existing window openings. The balustrade would be a traditional metal vertical railing painted black which suits the character of the conservation area. The wider of the two window openings above will be replaced by glazed timber doors painted white which will occupy the same height and width as the original opening. Towards the boundary with No 6 there would be a fixed planter occupying the depth of the balcony at 1500cm and 30cm in width. The changes are considered acceptable as the proposal respects the existing hierarchy and dimensions of the original openings and uses the same material palette. Details such as the traditional balustrade also ensure the property is aligned with No 6 to which it is adjoined and reflect the details of the wider conservation area. Please see Figure A below.



*Figure A: Proposed rear elevation*

3.9 The balcony slab itself will be natural stone, and below at lower ground level both current openings would be replaced by floor to ceiling, timber-framed glazing and the façade covered in natural stone. The alterations at this level would be more striking and modern, but would be well-concealed from the public realm and are not considered to harm the host property.

Level changes and works to rear garden

3.10 Similar to the paving to the front of the property, the hardstanding to the rear will be permeable (by way of the setting), limiting the impact of loss of soft landscaping. The scheme at pre-application stage had a completely hardscaped garden, the initial proposed design at application stage had 17.6sqm of soft landscaping, and the final scheme has 30sqm. The garden level will be lowered slightly, aligned with the lower ground floor accommodation. The garden would be partially hardscaped with new tree beds, a high level bed for trailing plants incorporated into the new boundary wall and a large planting bed to the rear and side, all of which would be densely planted. The new boundary wall will be higher than existing but will remain just above the height of first floor level, below the height of the remaining narrow window. The internal level change at lower ground floor would be approximately 0.3m which is not considered of concern or enough excavation to necessitate a

Basement Impact Assessment. Conditions have been added to ensure the landscaping is to the satisfaction of the council's Tree Officers and will not have any negative impact on nearby trees.

### Rooflights and roof level works

3.11 In response to officers' concerns, rooflights have been omitted from any roofslopes which may be visible from any surrounding areas, those remaining are limited to the flat roof and look directly upwards rather than outwards towards the surrounding area. Initially three rooflights were proposed, one of which was a ridge rooflight, crossing two planes of the lower pitched roof. This rooflight would have been visible from Primrose Hill and has therefore been removed.

## **4.0 Amenity**

4.1 Local plan policy A1 seeks to protect the amenity of residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm the amenity of neighbouring residents. This includes factors such as light and privacy.

4.2 The proposals do not seek to add any extra mass to the property, other than the rear balcony which would project by 1.5m, similar to that on the neighbouring property at the same level. A fixed planter would be added to the edge of the balcony adjacent to the boundary with neighbouring No 4. The planter will be fixed in perpetuity and will restrict access to the edge of the balcony thereby reducing overlooking to the adjacent garden/property. A condition has been added to ensure installation of the permanent planter before any use of the balcony, and to ensure it is retained in perpetuity.

4.3 The rooflights on the flat portion of the main roof would look upwards rather than across and are intended to bring light into the interior rather than create an outlook, for this reason they do not pose any harm of overlooking to nearby properties.

4.4 Overall the proposal is not considered to present any material harm in terms of neighbouring amenity.

## **Recommendation**

Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6<sup>th</sup> March 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2021/6185/P  
Contact: Miriam Baptist  
Tel: 020 7974 8147  
Email: [Miriam.Baptist@camden.gov.uk](mailto:Miriam.Baptist@camden.gov.uk)  
Date: 1 March 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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Montagu Evans LLP  
70 St Mary Axe  
London  
EC3A 8BE  
United Kingdom

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## Householder Application Granted

Address:

**5 Albert Terrace**  
**London**  
**NW1 7SU**

# DECISION

Proposal:

External alterations including alterations to lower ground floor rear facade, new fenestration, replacement third floor balustrade, expanded front lightwell, skylights, partial lowering of garden, hard landscaping and associated alterations.

Drawing Nos: 029\_07\_00\_P\_r01, 029\_07\_01\_P\_r01, 029\_01\_05\_P\_r02,  
029\_01\_00\_P\_r02, 029\_01\_04\_P\_r01, 029\_06\_01\_P\_r01, 029\_17\_01\_P\_r04,  
029\_17\_00\_P\_r02, 029\_17\_02\_P\_r02, 029\_11\_15\_P\_r04, 029\_11\_10\_P\_r04,  
029\_11\_04\_r02, 029\_16\_01\_P\_r03, Arboricultural Impact Assessment 5 Albert Terrace  
dated 17.12.21 ref AIA 7628 rev A, Tree Constraints Plan ref TCP 7628 rev A dated 17.12.21,  
ElliotWood: 5 Albert Terrace RIBA Stage 2 report rev 3 dated 15/12/2021, Flood Risk  
Assessment ref WTFR-FRA-2021/09/Q18 dated 18.10.2021.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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 The development hereby permitted shall be carried out in accordance with the following approved plans: 029\_07\_00\_P\_r01, 029\_07\_01\_P\_r01, 029\_01\_05\_P\_r02, 029\_01\_00\_P\_r02, 029\_01\_04\_P\_r01, 029\_06\_01\_P\_r01, 029\_17\_01\_P\_r04, 029\_17\_00\_P\_r02, 029\_17\_02\_P\_r02, 029\_11\_15\_P\_r04, 029\_11\_10\_P\_r04, 029\_11\_04\_r02, 029\_16\_01\_P\_r03, Arboricultural Impact Assessment 5 Albert Terrace dated 17.12.21 ref AIA 7628 rev A, Tree Constraints Plan ref TCP 7628 rev A dated 17.12.21, ElliotWood: 5 Albert Terrace RIBA Stage 2 report rev 3 dated 15/12/2021, Flood Risk Assessment ref WTFR-FRA-2021/09/Q18 dated 18.10.2021.

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

- 3 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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows including frames, glazing bars, jambs, head and cills.

The relevant part of the works shall be carried out in accordance with the details thus approved and any approved samples shall be retained on site during the course of the works.

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.

- 5 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". Details to include the finding of trial pit investigations that demonstrate the position of the steps in the rear garden and the new rear boundary wall will be of an acceptable impact on off-site trees. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.



Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of a permanent tree root protection system for the entire rear garden and adequate sustainable drainage. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by no later than the end of the planting season following completion of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 The permanent planter on the balcony hereby approved shall be installed prior to first use of the balcony and thereafter retained in perpetuity.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 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, 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer