

Application ref: 2021/3956/P
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Date: 13 November 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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www.camden.gov.uk/planning

Mr. Andrew Morris
70 Albert Street
London
NW1 7NR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**70 Albert Street
London
NW1 7NR**

Proposal:

Restoration of front boundary and paving, insertion of staircase and partial infill of front lightwell and alterations to front basement lightwell.

Drawing Nos: Covering letter 7th Sept 2023, Existing and Proposed Elevation A - Front Basement Area, Existing and Proposed Elevation B - Front Basement Area, Existing and Proposed Elevation C - Front Basement Area, Existing and Proposed Front Elevation D, Existing and Proposed Basement Plans, Heritage Statement - Brian O'Reilly Architects.

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:

Covering letter 7th Sept 2023, Existing and Proposed Elevation A - Front Basement Area, Existing and Proposed Elevation B - Front Basement Area, Existing and Proposed Elevation C - Front Basement Area, Existing and Proposed Front Elevation D, Existing and Proposed Basement Plans, Heritage Statement - Brian O'Reilly Architects.

Reason:

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

- 3 The reconstructed steps and replacement railings shall be constructed to match those found at Nos. 64 and 66 Albert Street.

All other 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 policies D1 and D2 of the London Borough of 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 Reasons for granting permission. [Delegated]

The current scheme involves the refurbishment and restoration of the front garden wall and paved garden surfaces of the host property, and erection of steps access to the basement area from the front garden, with general minor alterations to the front basement lightwell.

The Site is located on a street lined by Grade II listed buildings, and the proposed works seek to restore the front garden area of this listed building to be closer to its original state. The proposed works are considered to enhance the setting of the listed building as well as the contribution the property and garden makes to the character and appearance of the streetscape and thus of the conservation area. The alterations, including a new window, in the basement lightwell are minor and not visible from the street and will not harm the special character of the listed building.

An objection was originally received from the Camden Town CAAC, but they have withdrawn their objection following the receipt of more drawings and on the basis that a condition is attached requiring the reconstructed steps and

replacement railings to match those found at 64 and 66 Albert Street. No other objections were received.

Given the location and the minor nature of the works, there would be no impact on the amenity of neighbouring properties.

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 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan. The proposed development also accords with the London Plan 2021 and the NPPF 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at 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.

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

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer