

Application ref: 2022/0230/P
Contact: Fast Track SC
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Date: 30 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Parallel Lines Designs
6 Acton Road
Whitstable
Kent
Whitstable
CT5 1JH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**109 Albert Street
London
NW1 7NB**

Proposal:

Replacement of rear double door and single rear window with two windows at ground floor level.

Drawing Nos: Site Location Plan, Design & Access Statement; Heritage Statement;
21004-00; 21004-01A; ; 21004-03; 21004-01A; 21004-02B; 21004-04B; Revise
Drawings - 21004-02C; ; 21004-04C;

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 [Site Location Plan, Design & Access Statement; Heritage Statement; 21004-00; 21004-01A; ; 21004-03; 21004-01A; 21004-02B; 21004-04B; Revise Drawings - 21004-02C; ; 21004-04C;

- 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 in respect of the windows and door, including sections at 1:10 (including jambs, head and cill, ventilation grills), shall be submitted to and approved in writing by the local planning authority:

The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

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 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.

- 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 Reasons for granting:

The proposal to replace the single glazed timber window and door at ground floor level on the rear elevation with a new timber French doors and fixed side lights and two double glazed timber sash windows. The host property is grade II listed and location within Camden Town Conservation Area.

The existing window and doors form part of a non original extension to the building. The fenestration is therefore non-original and their design is not in keeping with the fenestration of the building. Therefore their loss is considered acceptable.

The existing rear single timber double casement window will be replaced with two new timber sashed double glazed windows. The sash windows, would be of a design which is in keeping with the fenestration of the existing building, and whilst they would be double glazed and have a thicker frame than the original windows elsewhere at the property they would result in enhancement to the listed building.

The existing rear timber bi-fold doors shall be replaced with new double glazed timber French doors and fixed side lights; there will have an increase in width and height but placed in the same location as the existing doors. Although the design is not a style in keeping with the original design of the building it is replacing a modern door and the proposed simple design will read as a modern intervention which compliments the existing fenestration.

Detailed window and door sections will be secured by condition to ensure glazing bars are integral and details are appropriate.

The alterations to the rear elevations are considered acceptable as all proposed works are considered sympathetic to the listed host building, neighbouring properties and the wider conservation area.

Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the listed building and the character and appearance of Camden Town Conservation Area in which it is located, and as such, is acceptable in design terms.

There are no amenity concerns to neighbouring properties given the proposal would mainly replace existing building features and fenestration.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation. The Camden Town CAAC commented with no objection to the

external works which are subject to this application, however they object to the internal works subject to listed building application reference: 2022/2135/L.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Camden Town Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 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 A1, CC1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 5 Please be advised that the internal works detailed on the submitted plans are not consented by this application. These works are under consideration under listed building application reference: 2022/2135/L.

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 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer