

Application ref: 2023/1369/P  
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Date: 9 January 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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WC1H 9JE

Phone: 020 7974 4444

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Firstplan  
Broadwall House  
21 Broadwall  
London  
SE1 9PL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**1 Albany Terrace  
Park Square East  
London  
NW1 4DS**

Proposal:

Refurbishment of windows and front door and drainage works in front lightwell.

Drawing Nos: Design and Access Statement Rev B, Details of Investigation Works, Cover Letter, 296\_32\_60, 296\_32\_61, 296\_32\_62, 296\_32\_63, 296\_32\_70 Rev A, 296\_32\_71, 296\_32\_72, 296\_32\_74 Rev B, 296\_32\_75, 296\_32\_90 Rev C, 296\_32\_91 Rev A, 296\_32\_92 Rev A, 296\_32\_93 Rev A, 296\_32\_10.2, 296\_32\_09.2, 296\_32\_11.2, 296\_32\_12.2 Rev B, 296\_32\_13.2, 296\_32\_10 Rev B, 296\_32\_09, 296\_32\_11 Rev B, 296\_32\_12 Rev D, 296\_32\_13 Rev A, 296\_32\_14, 296\_32\_15, 296\_32\_10, 296\_32\_20 Rev B, 296\_32\_21 Rev B, 296\_32\_30, 296\_32\_31, 296\_32\_32, 296\_32\_10.1, 296\_32\_09.1, 296\_32\_11.1, 296\_32\_12.1 Rev B, 296\_32\_13.1 Rev 1, 296\_32\_01, 296\_00\_10, 296\_00\_09, 296\_00\_11, 296\_00\_12, 296\_00\_13, 296\_00\_14, 296\_00\_15, 296\_00\_20, 296\_00\_21, 296\_00\_30, 296\_00\_31, 296\_00\_32

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

Design and Access Statement Rev B, Details of Investigation Works, Cover Letter, 296\_32\_60, 296\_32\_61, 296\_32\_62, 296\_32\_63, 296\_32\_70 Rev A, 296\_32\_71, 296\_32\_72, 296\_32\_74 Rev B, 296\_32\_75, 296\_32\_90 Rev C, 296\_32\_91 Rev A, 296\_32\_92 Rev A, 296\_32\_93 Rev A, 296\_32\_10.2, 296\_32\_09.2, 296\_32\_11.2, 296\_32\_12.2 Rev B, 296\_32\_13.2, 296\_32\_10 Rev B, 296\_32\_09, 296\_32\_11 Rev B, 296\_32\_12 Rev D, 296\_32\_13 Rev A, 296\_32\_14, 296\_32\_15, 296\_32\_10, 296\_32\_20 Rev B, 296\_32\_21 Rev B, 296\_32\_30, 296\_32\_31, 296\_32\_32, 296\_32\_10.1, 296\_32\_09.1, 296\_32\_11.1, 296\_32\_12.1 Rev B, 296\_32\_13.1 Rev 1, 296\_32\_01, 296\_00\_10, 296\_00\_09, 296\_00\_11, 296\_00\_12, 296\_00\_13, 296\_00\_14, 296\_00\_15, 296\_00\_20, 296\_00\_21, 296\_00\_30, 296\_00\_31, 296\_00\_32

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.

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.

The proposal involves refurbishment of the front door and windows on all floors of the south and west elevations and drainage works in the front lightwell.

The works in part preserve and enhance significance of the Grade I listed building, improving the internal condition of the building, notably thermal insulation regarding the external windows and reduce drainage issues on the

lower ground floor. The secondary glazing would be removed improving the appearance of the property, replacing a broken pane of glass and refurbishing the existing front door.

Externally there will be some works to the windows regarding draft seals to improve thermal performance and minor changes to the drainage in the lower ground floor to mitigate water from spilling onto slabs which would either be reinstated or replaced with new to match existing, therefore the proposed external works are considered to be minimal and would not affect the significance of the building.

There will be no works projecting towards neighbouring residents therefore there would be no impact to neighbouring amenity.

Special regard has been attached to the desirability of preserving or enhancing 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.

Regents Park CAAC raised an objection to the original proposal, however the CAAC withdrew their objection following circulation of the revised plans where a number of internal works were removed, namely the replacement of the internal handrail and fireplace. The site's planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2023.

- 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](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.

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 grey rectangular background.

Daniel Pope  
Chief Planning Officer