

Application ref: 2023/4802/P
Contact: Daren Zuk
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Date: 25 March 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Miltiadou Cook Mitzman Architects LLP
3rd Floor
10-12 Emerald Street
London
WC1N 3QA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
57 Albert Street
London
NW1 7LX

Proposal:

Replacement of ground floor rear window and door with 2 sets of double doors and installation of Juliet balcony.

Drawing Nos: (Prefix 400-DWG) 000 rev P2, 001 rev P2, 002 rev P2, 003 rev P2, 050 rev P2, 051 rev P2, 052 rev P2, 100 rev P2, 101 rev P2, 102 rev P2, 300 rev P2, 310 rev P2, Heritage Impact Assessment Rev 2 prepared by Studio Astragal dated March 2024, Statement of Heritage Significance Rev 1 prepared by Studio Astragal dated March 2024, Design and Access Statement Rev 2 dated March 2024

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:

(Prefix 400-DWG) 000 rev P2, 001 rev P2, 002 rev P2, 003 rev P2, 050 rev P2, 051 rev P2, 052 rev P2, 100 rev P2, 101 rev P2, 102 rev P2, 300 rev P2, 310 rev P2, Heritage Impact Assessment Rev 2 prepared by Studio Astragal dated March 2024, Statement of Heritage Significance Rev 1 prepared by Studio Astragal dated March 2024, Design and Access Statement Rev 2 dated March 2024

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement of an existing rear external door and window at ground floor level are considered acceptable as the units are modern and form part of a 20th century rear extension. The new external double door will be double glazed within a timber frame, will have a similar width to the existing, and retain the existing lintel. The replacement window with double-glazed timber framed double doors will similarly retain the same opening width as the existing, will have a lowered lintel to align with the new external double doors, and will feature a small metal Juliet balcony. The proposed works do not meaningfully alter the scale or general form of the extant late 20th century extension in a manner which affects the significance of the listed building, the setting of the neighbouring listed buildings or the wider conservation area.

The minor scale of the proposed changes would also ensure no harm is caused to neighbouring amenity in terms of loss of light, outlook, or privacy.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, and with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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).
- 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-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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer