

Application ref: 2024/0364/P
Contact: Adam Greenhalgh
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Date: 31 May 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

WAY Architecture Yell
Fourth Floor Studio
27 Poland Street
London
W1F 8QW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat Basement And Ground Floor
63 Albert Street
London
Camden
NW1 7LX

Proposal: Change of upper ground floor level kitchen window (at rear) to a French window/door and installation of external stairs therefrom to garden.

Drawing Nos: Location Plan, A01, A02, A03, A04, 200907-001 A, Design & Access Statement

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 drawings and document:

Location Plan, A01, A02, A03, A04, 200907-001 A, Design & Access Statement

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 Reasons for granting permission:

The application proposes the change of an upper ground floor window on the rear elevation to a French window and the erection of an external steel staircase therefrom to the garden.

The proposal has previously received Listed Building Consent (application 2019/0822/L granted 28/10/2019) with details of the staircase and single French door thereto having been approved under 2020/4256/L on 05/11/2020.

As previously noted (application 2019/0822/L) the staircase is a simple and unobtrusive addition which sits comfortably at the rear of the building. The single French door that would be formed from an existing window opening is consistent with the style and character of the host building. The staircase does not cause harm to the designated heritage asset. It is noted that a number of neighbouring listed buildings on this terrace have an external staircase from upper ground floor to garden level.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposals would not harm the amenity or living conditions at any neighbouring sites. The change to a French window and external staircase would not result in any more significant overlooking than from existing windows and terraces. The application site has upper floor windows above the proposed French window which overlook neighbouring sites already and there are upper floor terraces at both immediately adjoining sites overlooking the rear gardens.

The proposals would not obscure any habitable room gardens and there would be no significant overshadowing or loss of outlook from the garden at the site or any neighbouring gardens.

The site's planning history and the planning history of the neighbouring sites have been taken into consideration in the assessment of the proposal.

As such, the proposal would not harm the quality of the townscape, the significance of the Conservation Area or the amenity of any neighbouring occupiers. The proposal therefore complies with policies A1, D1 and D2 of the Camden Local Plan. It would

also comply with the London Plan 2021 and the NPPF 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 2023.

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



Daniel Pope

Chief Planning Officer