

Application ref: 2021/1852/P
Contact: Ben Greene
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Date: 1 August 2024

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

Phone: 020 7974 4444

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

Belsize Architects
48 Parkhill Road
London
NW3 2YP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
205 Albany Street
London
NW1 4AB

Proposal:

Extension of existing basement at lower ground floor to rear to create additional internal space with walk-on glass rooflight above; erection of ground floor rear extension with glazed roof within existing courtyard; lowered floor levels within existing basement and front vaults; replacement of external door within front lightwell and doors to vaults to be fixed shut; increase in height of existing rear wall; replacement of existing roof hatch and insertion of new skylight on mansard roof

Drawing Nos: 205AS/LP100; 205AS/P100A; 205AS/P101B; 205AS/P102B; 205AS/P103A; 205AS/P104; 205AS/P105D; 205AS/P106B; 205AS/P200; 205AS/P201A; 205AS/P300A; 205AS/P301B; 205AS/P302A; 205AS/P501; 205AS/P502; 205AS/P503; 205AS/P504; 205AS/P505; 205AS/P506A; 205AS/P507A; 205AS/P508; 205AS/P509A; 205AS/P510; 205AS/S100; 205AS/S101; 205AS/S102; 205AS/S103; 205AS/S104; 205AS/S105; 205AS/S106; 205AS/S200; 205AS/S201; 205AS/S300; 205AS/S301; Basement Impact Assessment Rev. 4 (prepared by QED Structures Ltd, dated 25/02/2022); Basement Impact Assessment Audit Rev. F1 (prepared by Campbell Reith Hill LLP, dated August 2022); Design and Access Statement Rev. B (prepared by Belsize Architects, dated October 2022); Heritage Statement (prepared by Authentic Futures, dated April 2021); Schedule of Heritage Rev. A (prepared by Belsize Architects, dated 28/10/2022).

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: 205AS/LP100; 205AS/P100A; 205AS/P101B; 205AS/P102B; 205AS/P103A; 205AS/P104; 205AS/P105D; 205AS/P106B; 205AS/P200; 205AS/P201A; 205AS/P300A; 205AS/P301B; 205AS/P302A; 205AS/P501; 205AS/P502; 205AS/P503; 205AS/P504; 205AS/P505; 205AS/P506A; 205AS/P507A; 205AS/P508; 205AS/P509A; 205AS/P510; 205AS/S100; 205AS/S101; 205AS/S102; 205AS/S103; 205AS/S104; 205AS/S105; 205AS/S106; 205AS/S200; 205AS/S201; 205AS/S300; 205AS/S301; Basement Impact Assessment Rev. 4 (prepared by QED Structures Ltd, dated 25/02/2022); Basement Impact Assessment Audit Rev. F1 (prepared by Campbell Reith Hill LLP, dated August 2022); Design and Access Statement Rev. B (prepared by Belsize Architects, dated October 2022); Heritage Statement (prepared by Authentic Futures, dated April 2021); Schedule of Heritage Rev. A (prepared by Belsize Architects, dated 28/10/2022).

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.

- 4 The basement development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden

Informative(s):

1 Reasons for granting permission.

The application building is a Grade II listed mid-terrace dwellinghouse and is located within the Regents Park Conservation Area. Permission is sought for basement excavations, to include lowering of the floor levels, including that of the front vaults under the pavement, by 0.38m and 0.75m and an extension beneath the rear courtyard with walk-on rooflight above; replacement external door to front lightwell; the erection of a single storey rear extension with glazed roof and increase in height of the existing rear wall; new rear gate; removal and replacement of existing roof hatch and insertion of a new rooflight to the top of the mansard roof.

The proposals have been revised during the course of the application further to discussions with Council officers. Externally, the revisions include the removal of the proposed rear lightwell and glazed bridge and replacement with an etched glass walk-on rooflight; removal of the proposed first floor rear window; and reduction in size and number of the proposed rooflights to the mansard roof.

At lower ground floor level, the proposed basement extension would extend beneath the rear courtyard, proposed single storey extension and existing four storey outrigger. The only external manifestation of the basement would be a new glass walk-on rooflight within the rear courtyard. The rooflight would be obscure glazed and flush with the ground, and as such it is considered that it would not harm the special architectural or historic interest of the host building.

The proposed rear extension at ground floor level would replace an existing store and is considered acceptable in terms of its size, scale and detailed design. The rear wall would be built up in brick to match the existing and the glazed roof and side would allow it to be read as a distinct lightweight addition. The new rear gate would match the existing and is acceptable.

Following a reduction in the size and number of the proposed rooflights, the installation of a new rooflight and replacement access hatch above the flat mansard roof is considered acceptable. One comment was received from the Regents Park CAAC questioning the visibility of the proposed rooflights in long views up Albany Street. It is not considered that the proposed rooflight would be visible in any public views, given its location to the rear of the flat mansard roof set back from the street on the flat mansard roof with chimneys on either side.

The Basement Impact Assessment (BIA) submitted with the application has been independently assessed by the Council's independent engineering consultants, with subsequent revisions and further information provided during the course of the application. The audit reviewed the BIA for potential impact on land stability and local ground and surface water conditions arising from basement development. The revised BIA assessments predict movements in

line with a maximum of Burland Category 1 (Very Slight) damage for neighbouring properties, and a suitable sequence of works is proposed to mitigate ground movements and potential damage, which the Audit accepts. Suitable geotechnical information, temporary works plans and design calculations have also been included in the revised BIA, and are accepted. The Audit confirms that the BIA has met the requirements of Policy A5 and CPG Basements for the identification of the potential impacts of the proposed basement construction and the proposed mitigation. A condition would be added to ensure that a suitably qualified chartered engineer is engaged with responsibilities throughout the design and construction of the basement.

- 2 The Council's Transport Planner has assessed the proposal and confirmed that a Construction Management Plan would not be required for the proposed development. To ensure the proposed excavations to the front vaults will not affect the stability of the adjacent highway, an 'Approval in Principle' (AIP) report will be required to be submitted to and approved by the Council's Highways Structures and Bridges Team within Engineering Services prior to commencement of development. The AIP and associated assessment fee will be secured via a s106 legal agreement.

Overall, the proposals are considered to preserve the significance of the Grade II listed building, and to preserve the character and appearance of the Regents Park Conservation Area.

Due to the location and nature of the proposed development, the works would not impact the amenity of neighbouring residential occupiers in terms of loss of outlook, daylight/sunlight or privacy.

No comments, other than the aforementioned comments from the Regents Park CAAC, were received. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed development is in general accordance with policies A1, A5, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 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).

- 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.

- 5 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.
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 above the printed name.

Daniel Pope
Chief Planning Officer