

Mr Nicholas Simpson  
Nicholas Lee Architects  
34A Rosslyn Hill  
Hampstead  
London  
NW3 1NH

Application Ref: **2013/2543/P**  
Please ask for: **Miheer Mehta**  
Telephone: 020 7974 **2188**

23 July 2013

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

### **Householder Application Granted**

Address:  
**117 Albert Street**  
**London**  
**NW1 7NB**

#### **Proposal:**

Erection of a single storey rear extension to replace the existing single storey conservatory and the removal of the existing rear dormer window to provide two smaller dormer windows to the existing rear roofslope.

Drawing Nos: OS map, Design, access and heritage statement, Basement Impact Assessment (provided by Cooper Associates dated April 2013), 1209/EE-001, 1209/EE-002, 1209/EP-001, 1209/EP-002, 1209/EP-003, 1209/EP-004, 1209/EP-005, 1209/ES-001, 1209/AE-001, 1209/AE-002A (dated 14/06/13), 1209/AP-001A (dated 14/06/13), 1209/AP-002B (dated 14/06/13), 1209/AP-003A (dated 14/06/13), 1209/AP-004, 1209/AP-005, 1209/AS-001A (dated 14/06/13).

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 if in CA of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans -  
OS map, Design, access and heritage statement, Basement Impact Assessment (provided by Cooper Associates dated April 2013), 1209/EE-001, 1209/EE-002, 1209/EP-001, 1209/EP-002, 1209/EP-003, 1209/EP-004, 1209/EP-005, 1209/ES-001, 1209/AE-001, 1209/AE-002A (dated 14/06/13), 1209/AP-001A (dated 14/06/13), 1209/AP-002B (dated 14/06/13), 1209/AP-003A (dated 14/06/13), 1209/AP-004, 1209/AP-005, 1209/AS-001A (dated 14/06/13).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The roof of the rear extension hereby permitted shall not be used as an amenity roof terrace without prior consent in writing from the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

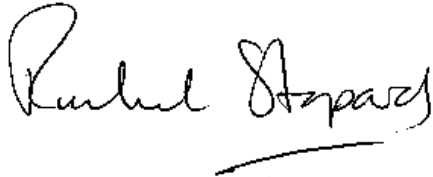
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement

team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.