

Marta Strand
MKS Architects
36 Gloucester Avenue
London
NW1 7bb

Application Ref: **2009/4514/P**
Please ask for: **Anette de Klerk**
Telephone: 020 7974 **5885**

8 December 2009

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
110 Albert Street
London
NW1 7NE

Proposal:
Conversion of 2 existing residential units (1 x 1 bed flat at ground floor and 1 x 4 bed maisonette at 1st, 2nd and 3rd floor levels) to create a single residential unit (Class C3).

Drawing Nos: Siteplan; X01; X02; P01; P02

The Council has considered your application and decided to grant permission subject to the following condition:

Condition and Reason:

- 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).



Informatives:

- 1 Consent has only been granted for works specifically indicated on the approved drawings. You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:
 - * any extra work which is necessary to execute the works hereby approved including disturbing existing features including chimneypieces, joinery, plasterwork, architraves, panelling, doors and staircase.
 - * stripping out or structural investigations after further assessments of the building's condition; and
 - * any work needed to meet the building regulations or other forms of statutory control.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent.

- 2 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 2363).
- 3 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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.
- 4 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies B6 (Listed buildings), B7 (Conservation areas), SD6 (Amenity for occupiers and neighbours), H3 (Protecting existing housing), H7 (Lifetime homes and wheelchair housing) and T9 (Impact on parking). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

Disclaimer

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