



Development Control
Planning Services
London Borough of Camden
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London WC1H 8ND

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Keith Broadbent
103 Warwick Way
London
SW1V 1QL

Application Ref: **2005/2248/P**
Please ask for: **Grant Leggett**
Telephone: 020 7974 5562

03 August 2005

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:
**113 Albert Street,
London
NW1 7NB**

Proposal:

Construction of a mansard roof extension to provide additional bedroom, demolition of existing first floor rear extension/enclosure and replacement with railings to form balcony, and internal alterations.

Drawing Nos: SITEPLAN ; SOI ; 02 ; 03 ; 04 ; 05 ; POI Rev A ; 02 ; 03 Rev A; 04 ; 05

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 five 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 and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this permission.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies EN1, EN13, EN21, EN24, EN31 and EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 3 Notwithstanding the annotation on drawing number P03 rev A, the new dormer windows shall be double-hung timber sliding sashes, rather than casement windows.

Reason: To preserve the special interest of the Listed Building and the character and appearance of the Conservation Area in accordance with the provisions of policies EN13, EN31 and EN38 of the London Borough of Camden Unitary Development Plan 2000.

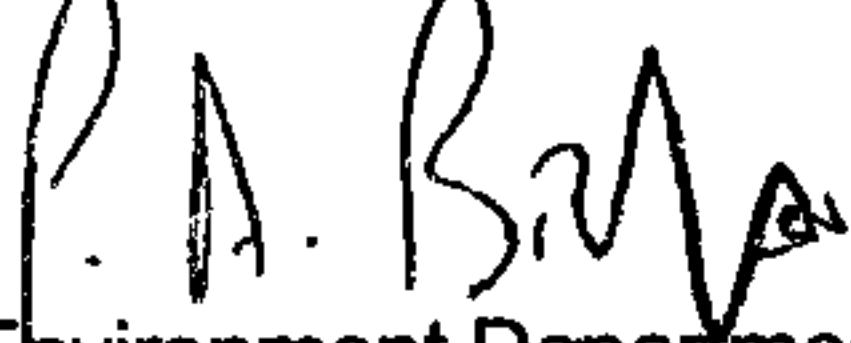
Informative(s):

- 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. The penalty for contractors undertaking noisy works outside permitted hours is a maximum fine of £5000 per offence. You are advised to consult the Council's Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) 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.
- 3 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies EN1, EN13, EN19, EN21, EN24, EN31 and EN38. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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 'P. A. B. M. A.' with a stylized flourish at the end.

Environment Department

(Duly authorised by the Council to sign this document)