

Ms Eleni Makri  
Conservation PD (Planning + Design)  
114-118 Parkway  
London  
NW1 7AN

Application Ref: **2014/0954/P**  
Please ask for: **Jenna Litherland**  
Telephone: 020 7974 **3070**

16 September 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**20 Prince Albert Road**  
**London**  
**NW1 7ST**

Proposal:

Erection of single-storey rear extension at basement level (following demolition of existing conservatory) and replacement of door on rear elevation at lower ground floor level in connection with change of use of basement and ground floor from 2 x 2-bedroom flats to a 1x 3-bedroom maisonette (Class C3).

Drawing Nos: Site location plan; 182-01; 182-02; 182-03; 182-04; 182-05-B; 182-06-B; 182-07-A; 182-08-A; 182-09-B; 182-10; Design and Access Statement - Revision 3 by Aivars Architects Ltd dated February 2014; Proposals Impact Assessment/ Heritage Statement - Revision 1 by Eleni Makri dated November 2013.

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

Condition(s) and Reason(s):

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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 of the London Borough of Camden Local Development Framework Development Policies.

- 3 A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 182-01; 182-02; 182-03; 182-04; 182-05-B; 182-06-B; 182-07-A; 182-08-A; 182-09-B; 182-10.

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

Informative(s):

- 1 You are advised that this consent is granted on the basis that the scheme is acceptable in planning terms alone. However you are advised that the works cannot be implemented without Listed Building Consent and that the concurrent listed building application (ref 2014/1019/L) has been refused for other reasons.
- 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 6941).
- 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 Noise and Licensing

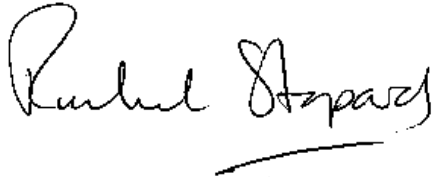
Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website  
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

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

Rachel Stopard  
Director of Culture & Environment