

Mr. Alister Henderson/Sam Neal  
Planning Perspectives LLP  
Waterloo Court  
10 Theed Street  
LONDON  
SE1 8ST

Application Ref: **2014/7147/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

2 March 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**180 Albany Street**  
**London**  
**NW1 4AW**

Proposal:  
External alterations including the installation of replacement composite windows with timber frames clad externally in powder-coated aluminium on the west, south and east elevations. Removal of existing dormer windows from the mansard roofs on the west, south and east elevations and the erection of five new replacement mansard dormers. (Revised description).

Drawing Nos:  
Existing drawings: L11/00, L02/01\_P, L04/02\_P, L05/00\_P.

Proposed drawings:  
L11/00, L14/02\_P, L12/(01,02,03,04,05,06)RevA, L15/(00,01,02)RevA, A31.11.

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.

L11/00, L14/02\_P, L12/(01,02,03,04,05,06)RevA, L15/(00,01,02)RevA, A31.11.

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

- 3 The hereby approved windows to be created on the southern elevation on the ground, first and second floors shall be obscurely glazed and shall be installed with the opening method in accordance with the hereby approved plan A31/11. The obscure glazing and the opening mechanism shall be retained in perpetuity.

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.

- 4 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.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed replacement windows across the ground, first, second and roof level on the west, south and east elevations would be in timber frames clad in powder coated aluminium. These would appear beneficial to the appearance of the host building. They would be less thick than the frames on the existing fenestrations which are of white aluminium. The proposed design is modern and is considered to be an improvement in appearance to the existing façade of the building. The new mansard dormers would replace some of the existing ones.

The proposed replacement windows and mansard side dormer would be in keeping with the character and appearance of the conservation area. The proposals are judged to enhance the appearance of the modern building. Overall

the proposal is not considered harmful to the character or appearance of the host building, street scene or the Regents Park Conservation Area.

The revised drawings took into account the issues raised at pre-application stage which stated that the proposed windows shall be obscure glazed or reduced from four to three casement windows on the southern elevation. Furthermore, the proposed windows would be inward opening only with no opportunity to look directly outwards to the school immediately south. The mansard dormer on the roof level would not create material overlooking issues to the set back from eaves level and distance to the school grounds below.

Due to the nature of the works, with no additional openings and the location of windows would be in the same casement, the increase in height of the windows would not create a material increase of overlooking to the immediate neighbours (to the north specifically).

One objection has been received prior to making this decision and the concerns duly taken into account. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) of the Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 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 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.

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 'Ed Watson', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment