

Mr Olgierd Miloszewicz  
Build London Architecture  
36-38 Old Devonshire Road,  
London,  
SW12 9RB

Application Ref: **2015/1789/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

29 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

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

Proposal: Erection of mansard roof extension including the installation of front dormer windows.

Drawing Nos: 14104-PLN-00Rev0, 14104-PLN-01Rev0, 14104-PLN-02Rev0, 14104-PLN-03Rev0, 14104-PLN-04Rev0, 14104-PLN-05Rev0, 14104-PLN-06Rev0, 14104-PLN-07Rev0, 14104-PLN-08Rev0, 14104-PLN-09Rev0, Heritage statement, Design & Access Statement.

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 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:

14104-PLN-00Rev0, 14104-PLN-01Rev0, 14104-PLN-02Rev0, 14104-PLN-03Rev0, 14104-PLN-04Rev0, 14104-PLN-05Rev0, 14104-PLN-06Rev0, 14104-PLN-07Rev0, 14104-PLN-08Rev0, 14104-PLN-09Rev0, Heritage statement, Design & Access Statement.

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

#### Informative(s):

- 1 Reasons for granting permission

The proposed mansard roof extension is considered subordinate in scale and location to the three storey host building, and respects the character and setting of the Grade II listed terrace neighbouring buildings.

The proposed roof extension and the dormer windows matches in terms of traditional design, size, timber framed windows and slate tile materials and lead flashings to other existing mansard dormers on this terrace and therefore considered appropriate for the Camden Town conservation area.

There are numerous existing mansard roof dormers along Albert Street and therefore it is considered that the proposed extension would be complementing the terrace. The terrace has twenty properties, of that only three of them (including the proposal site) do not comprise the mansard roof extensions.

The application property has an existing modern flat roof building towards the rear which is proposed to be demolished, this is welcome.

Other changes to the proposed layout plans include internal alterations in the basement and ground floor area for the installation of a staircase for which listed building consent has been sought under ref. 2015/2163/L.

The proposal would not have material impact on neither the character nor appearance of the conservation area and the listed terrace.

Due to the proposed extension's size and location, the proposal is unlikely to cause significant harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook and privacy.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Listed Buildings and 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 March 2015 consolidated with alterations since 2011; and paragraphs 14, 17, and 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', written in a cursive style.

Ed Watson  
Director of Culture & Environment