

Mr Mark Strawbridge
Mark Strawbridge
20 Bath Street
Nottingham
NG1 1DF

Application Ref: **2015/3939/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

16 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Ground Floor Flat
88 Albert Street
London
NW1 7NR

Proposal:
Convert rear sash window to a Georgian style door
Drawing Nos: Design & Access Statement & Heritage Statement, existing basement floor plan, 103B & 0102B,

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 policies DP24 and DP25 of 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 Design & Access Statement & Heritage Statement, existing basement floor plan, 103B & 0102B

Reason:

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

Informative(s):

- 1 The proposed alteration of the existing original rear sash window to a new rear door and retention of the upper sash window element is on balance considered to be acceptable and in line with Camden development policies CS14, DP24 and DP25. The proposed door would be designed in a Georgian style to reflect the character of the Grade II listed building. The retention of the upper sash window is positive as it maintains a portion of the existing fabric of the building. The proposed door would be made of timber to match the existing materials of the host building, complying with design guidance in CPG1 and a limestone step would be located at the foot of the proposed rear door permitting access.

The proposed door is considered to reflect the proportions of the host property and is not uncharacteristic of the style and design of listed buildings of this time period. The alteration is considered to preserve the characteristics of the host property and enhance an original window that is in a poor state of repair and previously witnessed alterations removing some of the original glazing bars. On balance, the proposed alterations are considered to comply with Development plan Policy DP25 (conserving Camden's heritage). The neighbouring amenity is not considered to be harmed by the creation of a door on the rear elevation complying with policy DP26 of the Development Plan Documents.

9 Neighbouring properties have been consulted, no objections or comments have been received, a site notice and a press notice advertised the development. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and the character and appearance of the conservation area, under s.66 of the Listed Buildings and s.72 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 2015; and paragraphs 14,17, 56-66 and 125-141 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



Ed Watson
Director of Culture & Environment