

Mr Mark Pender  
PPM Planning Limited  
185 Casewick Road  
West Norwood  
London  
SE2 70TA

Application Ref: **2015/6165/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

21 January 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**110 Albert Street**  
**London**  
**NW1 7NE**

Proposal:  
Conversion of 1 x 1 bed flat at ground floor and 1 x 4 bed maisonette at 1st, 2nd and 3rd floor levels to create one residential maisonette (Class C3).  
Drawing Nos: Location plan; X.01; X.02; P.01; P.02; Design & Access Statement and Lifetime Homes, dated 10th December 2015.

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- Location plan; X.01; X.02; P.01; P.02; Design & Access Statement and Lifetime Homes dated 10th December 2015.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is to merge 2 flats to form 1 large self-contained maisonette at the ground, 1st, 2nd and 3rd floor levels, plus retention of the basement flat. Policies seek to protect a range of housing sizes and types by resisting development that would involve the net loss of two or more homes. As the proposal would only involve the loss of one residential unit, it is considered to comply with these policies. The unit is acceptable in size, amenities and layout. It will not result in any additional traffic generation as there is a reduction in numbers of units, therefore it will not need to be designated 'car-free'.

The conversion is within a Grade II listed building. The proposal would not include internal works that would alter the current layout of rooms nor remove any historic fabric, thus listed building consent is not required.

The proposed enlarged unit would not have any amenity impact on the neighbours. There are no external alterations so there is no impact on the appearance of the property or character of the conservation area.

No objections have been received prior to making this decision. The site's 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.66 of the Planning (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, CS6, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP16, DP18, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.5, 3.8, 3.9, 7.4, 7.6 and 7.8 of the London Plan March 2015; and paragraphs 14, 17, 47-55, 56-68 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).

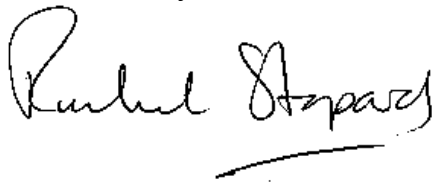
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard  
Director of Culture & Environment