

Mr Grant Lock
Nathaniel Lichfield and Partners
14 Regent's Wharf
All Saints Street
London
N1 9RL

Application Ref: **2016/2700/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

26 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Prince Albert Road
London
NW1 7SR

Proposal:

Erection of single storey side extension with front lightwell and railings and the use of its roof as a terrace; erection of cast iron staircase to rear elevation; installation of new doors and windows to rear and side elevations; and replacement of marble front entrance steps with limestone.

Drawing Nos: 000 P00, 001 P00, 002 P01, 003 P00, 004 P00, 021 P00, 022 P00, 023 P00, 121 P00, 140 P00, 101 P02, 102 P03, 103 P02, 104 P00, 122 P01, 123 P01, 130 P01, 202 P01, 223 P01, 201 P00, 203 P00, 204 P00, 221P00, 222 P00, 400 P00, 401 P00, 402 P00, 403 P00, 404 P00, 405 P00, 140, P00, 406 P00, 407 P00, Heritage Statement ref: 14960/IR/DCa, Arboricultural Impact Assessment & Method Statement by Landmark Trees dated 20/07/2016, Design and Access Statement dated 22/04/2016.

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: 000 P00, 001 P00, 002 P01, 003 P00, 004 P00, 021 P00, 022 P00, 023 P00, 121 P00, 140 P00, 101 P02, 102 P03, 103 P02, 104 P00, 122 P01, 123 P01, 130 P01, 202 P01, 223 P01, 201 P00, 203 P00, 204 P00, 221P00, 222 P00, 400 P00, 401 P00, 402 P00, 403 P00, 404 P00, 405 P00, 140, P00, 406 P00, 407 P00, Heritage Statement ref: 14960/IR/DCa, Arboricultural Impact Assessment & Method Statement reference NLP/8PAR/AIM/01b dated 20/07/2016, Design and Access Statement dated 22/04/2016.

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

- 4 Prior to the first use of the roof as a terrace, full details the proposed planter and soft landscaping on the roof terrace shall be submitted to and approved in writing by the local planning authority. The landscaping works shall be carried out in accordance with the approved details and permanently retained and maintained as such. Any areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: In order to prevent unreasonable overlooking of neighbouring premises and to ensure that the development achieves a high quality of landscaping in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the Arboricultural Impact Assessment & Method Statement hereby approved. Any trees which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by

not later than the end of the following planting season, with others of similar size and species.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

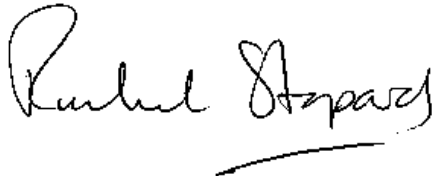
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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
Executive Director Supporting Communities