

Mr Michael Simmons
Critical Mass Architects
Cappys Cottage
Croft Road
East Ogwell
TQ12 6BA

Application Ref: **2016/2702/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

14 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
67 Albany Street
London
NW1 4BT

Proposal:
Conversion of ground floor flat and upper floor maisonette to form a single family dwellinghouse.

Drawing Nos: 090 67AS 01; 090 67AS 02; 090 67AS 03; 090 67AS 04; 090 67AS 05; 090 67AS 06; 090 67AS 07; 090 67AS 08A; 090 67AS 09; 090 67AS 10; Design and 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 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: 090 67AS 01; 090 67AS 02; 090 67AS 03; 090 67AS 04; 090 67AS 05; 090 67AS 06; 090 67AS 07; 090 67AS 08A; 090 67AS 09; 090 67AS 10.

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

Informative(s):

- 1 Reasons for granting permission.

Policy DP2 provides for development involving the net loss of two or more homes where they would create large homes in a part of the borough with a relatively low proportion of large dwellings. This is supported by paragraph 6.6 in CPG2 (Housing). Planning permission has previously been granted under application reference 2011/2411/P, for the conversion of the first floor flat and second and third floor maisonette into a single maisonette. As the application site is situated in the Regent's Park and St Pancreas ward, which has been identified as having a smaller than average number of larger homes, the proposal is considered acceptable.

The proposed dwelling would provide a good standard of residential accommodation in terms of layout, room sizes, sunlight, daylight, ventilation and outlook. The proposal is consistent with Policy CS6 and the Residential Development Standards contained in CPG2 (Housing).

The site has a Public Transport Accessibility Level (PTAL) of 6a. Policy DP18 expects development to be car free in the Central London Area, Town Centres and other areas within Controlled Parking Zones that area easily accessible by public transport (PTAL of 4 or above). However, given that the number of units will be reduced from two to one it not considered necessary for this development to be car-free.

No objections have been received prior to making this decision. 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 and s.66 and s72 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 CS1, CS5 and CS6 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP18, DP19, 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.

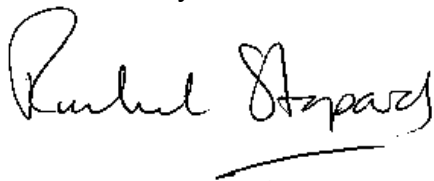
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard
Executive Director Supporting Communities

