

Mr Michael Seiersen
Flat 6
128 Albert Street
London
NW1 7NE

Application Ref: **2016/5829/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

19 December 2016

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Atlantic House
128 Albert Street
London
NW1 7NE

Proposal:
Replacement of existing common entrance door and associated alterations to building in mixed use.

Drawing Nos: AH.P.01 rev A; Design & Access Statement dated 04 Nov 2016; Photometric data report POTS/GJ13102 dated 15/03/13

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: AH.P.01 rev A; Design & Access Statement dated 04 Nov 2016; Photometric data report POTS/GJ13102 dated 15/03/13

Reason:

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

Informatives:

- 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 Reasons for granting permission.

The proposal involves the replacement of the existing communal entrance door with a 4 panel moulded hard wood door; replacement access panel; installation of 2no. small painted steel wall mounted lights as well as alterations to the fanlight including the removal of a transom bar and the replacement of glazing with laser cut vinyl lettering.

It is considered that the proposed alterations are acceptable in design and conservation terms, as they would be sensitive to the overall appearance of the host property and would include the replacement of unsympathetic existing features (i.e. door and entrance panel). The proposed alterations would improve the overall architectural integrity of Atlantic house as well as the Albert Street streetscene by emphasising the entrance to the building with more appropriately designed features.

It is not considered that the proposed alterations would lead to any harm to the residential amenities of any nearby occupier in terms of outlook, light, privacy or noise. The proposed light fittings, each featuring 3W LED lamps casting narrow beams would not cause any harm in terms of light spill or pollution by virtue of their small scale and low power and lumen output.

No objections have been received in response to public consultations. The sites planning history was taken into account when coming to this decision. Considerable importance and weight has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

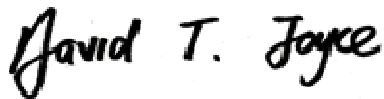
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly stylized font.

David Joyce
Executive Director Supporting Communities