

Mr Alessandro Penna
MAAP Architects LLP
50 Ingelow Road
London
SW8 3PF

Application Ref: **2016/6158/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

19 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
197 Albany Street
London
NW1 4AB

Proposal:

Raising of garage roof by 110mm; replacement of garage door; installation of CCTV security cameras.

Drawing Nos: (Prefix: (E)) 00 Rev 0; 01 Rev 01; 02A Rev 0; 02B Rev 0; 03 Rev 0; 04 Rev 0; 05 Rev 0; 06 Rev 0; 07 Rev 0; 08 Rev 0; (Prefix (PL)) 01 Rev 0; 02A Rev 0; 02B Rev 0; 03 Rev 0; 04 Rev 0; 05 Rev 0; As Proposed_rear elevations (04 Rev 0).

Reports: Design and Access Statement & Historical Assessment prepared by MAAP Architects.

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 (Prefix: (E)) 00 Rev 0; 01 Rev 01; 02A Rev 0; 02B Rev 0; 03 Rev 0; 04 Rev 0; 05 Rev 0; 06 Rev 0; 07 Rev 0; 08 Rev 0; (Prefix (PL)) 01 Rev 0; 02A Rev 0; 02B Rev 0; 03 Rev 0; 04 Rev 0; 05 Rev 0; As Proposed_rear elevations (04 Rev 0).

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

Informative(s):

- 1 Reasons for granting permission.

The introduction of CCTV is considered acceptable. A suitably worded condition has however been attached to this permission to ensure that the colour matches that of the adjacent fabric. The replacement of the garage door to a sliding timber door is considered acceptable.

The raising of the garage roof by 110mm will not create any visual obstructions or impact any adjacent residential occupiers' amenity. As such the proposal would not impact on neighbour amenity in terms of daylight, sunlight, privacy or noise.

No objections have been received. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special attention 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 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 the London Plan 2016 and the National Planning Policy Framework (2012).

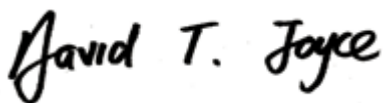
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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



David Joyce
Executive Director Supporting Communities