

Mr James Barrett
Inside Out Architecture
6-8 Cole Street
London
SE1 4YH

Application Ref: **2016/4688/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 1226

4 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
47 Albert Street
London
NW1 7LX

Proposal:

Various external alterations including: extension of basement level coalholes beneath the front garden; demolition of existing closet wing and erection of new closet wing and rear extension with associated landscaping; installation of 1 x conservation rooflight; and refurbishment or replacement like-for-like, all dilapidated single-glazed timber sash windows.

Drawing Nos: P1604_P_001; P1604_P_002; P1604_P_003; P1604_P_004;
P1604_P_005; P1604_P_006; P1604_P_007; P1604_P_008; P1604_P_009;
P1604_P_101; P1604_P_102; P1604_P_103; P1604_P_104 Rev A; P1604_P_105;
P1604_P_201 Rev A; P1604_P_202; P1604_P_203; P1604_P_204 Rev A; P1604_P_205
Rev A; P1604_P_206; P1604_P_270; P1604_P_271; P1604_P_272; P1604_P_290;
P1604_P_291 (Jan 2017); P1604_P_292; P1604_P_501; P1604_P_R-10_1; P1604_P_R-
10_2; P1604_P_R-10_3; P1604_P_R-10_4; P1604_P_R-10_5; P1604_P_R-11_1;
P1604_P_R-11_2; P1604_P_R-11_3; P1604_P_R-11_4; P1604_P_R-14_1; P1604_P_R-
14_2; P1604_P_R-15_1; P1604_P_R-15_2; P1604_P_R-15_3; P1604_P_R-15_4;
Basement Impact Assessment Report (ref. 2016044/CC Rev B) dated 18/01/2017 issued
by Symmetrys Limited; Structural Report prepared by Symmetrys Limited dated 22/08/16;
Ground Movement Assessment, Issue 2, Dated 18 January 2017 issued by LMB



Geosolutions; Basement Impact Assessment Audit Rev F2 by Campbell Reith Hill LLP dated February 2017; Window conditions survey Aug 2016; Heritage Statement prepared by Heritage Collective dated Aug 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 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: P1604_P_001; P1604_P_002; P1604_P_003; P1604_P_004; P1604_P_005; P1604_P_006; P1604_P_007; P1604_P_008; P1604_P_009; P1604_P_101; P1604_P_102; P1604_P_103; P1604_P_104 Rev A; P1604_P_105; P1604_P_201 Rev A; P1604_P_202; P1604_P_203; P1604_P_204 Rev A; P1604_P_205 Rev A; P1604_P_206; P1604_P_270; P1604_P_271; P1604_P_272; P1604_P_290; P1604_P_291 (Jan 2017); P1604_P_292; P1604_P_501; P1604_P_R-10_1; P1604_P_R-10_2; P1604_P_R-10_3; P1604_P_R-10_4; P1604_P_R-10_5; P1604_P_R-11_1; P1604_P_R-11_2; P1604_P_R-11_3; P1604_P_R-11_4; P1604_P_R-14_1; P1604_P_R-14_2; P1604_P_R-15_1; P1604_P_R-15_2; P1604_P_R-15_3; P1604_P_R-15_4; Basement Impact Assessment Report (ref. 2016044/CC Rev B) dated 18/01/2017 issued by Symmetrys Limited; Structural Report prepared by Symmetrys Limited dated 22/08/16; Ground Movement Assessment, Issue 2, Dated 18 January 2017 issued by LMB Geosolutions; Basement Impact Assessment Audit Rev F2 by Campbell Reith Hill LLP dated February 2017; Window conditions survey Aug 2016; Heritage Statement prepared by Heritage Collective dated Aug 2016.

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) All facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).
- b) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors;
- c) Details including sections at 1:1 of new torch railings;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 All historic windows and railings should be retained unless otherwise subsequently approved in writing by the local authority

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.

- 6 The development shall not be constructed other than in accordance with the conclusions, methodologies and recommendations of the Basement Impact Assessment hereby approved, including inter alia the need for further pre-commencement trial excavations and pre-condition surveys, monitoring and surface water mitigation measures. In the event that further evidence of site or building conditions necessitate amendments to the BIA or associated methodologies they shall be submitted to the local planning authority for approval in writing prior to the commencement of development and the development shall be constructed in accordance with such amendments.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 7 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a [1:100 year event with 30% provision for climate change] [demonstrating 50% attenuation of all runoff] [demonstrating greenfield levels of runoff]. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core

Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 8 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings 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 DP27 of the London Borough of Camden Local Development Framework Development Policies.

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

David T. Joyce

David Joyce
Director of Regeneration and Planning