

Mr Alan Chandler
Arts Lettres Techniques Architect
33 Arlington Road
London
NW1 7ES

Application Ref: **2017/1808/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

31 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
81 Albert Street
London
NW1 7LX

Proposal: Erection of mansard roof extension with 2 x dormer windows to front roof slope and 2 x dormer windows to the rear; installation of 2 x rooflights to rear roofslope.

Drawing Nos: Plans AS 00, AS 0, AS 02 (Section AA existing), AS 02 (Roof plan + side elevation existing), AS 04, AS 05, AS 1, (Second + third floor plans proposed), AS 1 (Second floor plan existing), AS 2, AS 3, AS 4, AS 5, AS 6, and Design, Access and Heritage 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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1, and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Plans AS 00, AS 0, AS 02 (Section AA existing), AS 02 (Roof plan + side elevation existing), AS 04, AS 05, AS 1, (Second + third floor plans proposed), AS 1 (Second floor plan existing), AS 2, AS 3, AS 4, AS 5, AS 6, and Design, Access and Heritage Statement.

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

Informative(s):

- 1 Reasons for granting permission.

The application building is one of the few remaining properties, within the immediate area, without a mansard roof extension and the proposed extension would help to visually complete the terrace. The mansard would have a 70 degree lower slope, a 30-degree upper slope and be constructed from natural slate in accordance with English Heritage design guidance. It is considered to be architecturally sympathetic to the age and character of the building and serve as a correct example for any further mansard proposals on this terrace. The existing front parapet as well as the rear parapet with its butterfly roof profile are being retained.

Four dormer windows are proposed in total, with two to the front and two to the rear. They would be traditional timber sash windows with joinery details to match the existing windows. The cheeks of the dormers would be lined in lead work, and the roofs in a natural slate finish. Two small conservation-style rooflights would be installed to the upper roof slope in line with the dormer windows below, which is considered acceptable.

Overall, it is considered that the proposal is of an acceptable design, scale, fenestration and form. The proposal would preserve the appearance and character of the conservation area and the special character and setting of the listed building and associated terrace.

In terms of privacy and overlooking impacts from the proposed dormers, the front

dormers view onto the existing streetscene, whilst views from the rear dormers would not be significantly greater than from windows to first and second floor levels, hence no additional harm would be likely. The proposal would not adversely impact on the adjacent properties with regards to daylight/sunlight or sense of enclosure as there are no neighbouring windows which directly face the roof of the application site. Furthermore, the adjacent properties will continue to enjoy an open aspect from their front and rear windows and there would be no loss of privacy as a result of the proposal.

No objections have been received prior to the determination of this application and Camden Town CAAC have confirmed they welcome the roof extension.

The planning history of the site and surrounding area were 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, policies DP24, DP25, and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies A1, D1, and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

- 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.
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan.

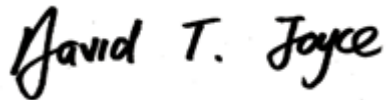
While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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 slanted style.

David Joyce
Director of Regeneration and Planning