

Mr Matt Black
Lambert Smith Hampton
5th Floor
UK House
180 Oxford Street
London
W1D 1NN

Application Ref: **2017/2379/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

15 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

60 Albany Street
Police Station Albany Street
LONDON
NW1 4EE

Proposal:

Installation of cladding to north and south flank elevations of existing police station (Class D1).

Drawing Nos: Design & Access statement, Test report by Martech-Dwg.No suffix APS_33254116_; 01,02,03,04,05,06,07,08,09RevB,10RevB,11, SK/AS/04, SK/AS/05.

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 D1 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

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

Informatives:

- 1 Reasons for granting permission:

This application seeks planning permission for the repair works and cladding over the flank elevations at the above property, no works are proposed to the front and rear elevations. The repair works will involve preparation of the external facade in order to erect the supporting frame. The frame will be secured to the building over the existing concrete cladding in a staggered horizontal layout as indicated in the proposed elevations. The panels will be of grey colour and provide a clean and natural finish similarly matching the existing. The applicants state that it is necessary to do such works due to the disrepair and appearance of the existing building.

The site is not within a conservation area, nor is it a listed building, it is considered to be an acceptable alteration which would not have a harmful impact on the host building, streetscene or the wider area nor the setting of the immediately adjacent Regent's Park Conservation Area.

The proposal is considered to not cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 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).

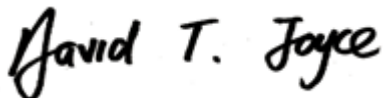
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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 Joyce
Director of Regeneration and Planning