

Application ref: 2016/7048/P
Contact: Gideon Whittingham
Tel: 020 7974 5180
Date: 28 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Hugh Cullum Architects Ltd
61b Judd Street
London WC1H 9QT United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
13 Prince Albert Road
London
NW1 7SR

Proposal:
Construction of basement extension with plant room and outlet, enclosed lightwell, relocated new tree all within front garden (Retrospective amendment to ref: 2011/6227/P dated 26/04/2012)

Drawing Nos: PA013-P400(_); PA013-P401(_); PA013-P111(_); PA013-P112(_); PA013-P113(_); PA013-P114(_); PA013-P115(_); PA013-P116(_); PA013-P120(_); PA013-P121(_); PA013-P122(_); PA013-P123(_); PA013-P200(A); PA013-P509L(_); PA013-P510L(_); PA013-P511L(_); PA013-P512L(_); PA013-P513L(_); PA013-P508L(_); PA013-P502L(_); PA013-P503L(_); PA013-P504L(_); PA013-P505L(_); PA013-P506L(_); PA013-P507L(_); PA013-P501L(_); PA013-P531(_); Desk Study and Basement Impact Assessment (Ref:J11186), December 2016; Structural Methodology Report (RT/3561/RevE); Ground Investigation Report (J11186A) October 2012; PA013-P520(C).

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

Conditions:

- 1 The development hereby granted planning permission shall be completed in accordance with the drawings hereby approved within 6 months of the date of this permission.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 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 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [PA013-P400(_); PA013-P401(_); PA013-P111(_); PA013-P112(_); PA013-P113(_); PA013-P114(_); PA013-P115(_); PA013-P116(_); PA013-P120(_); PA013-P121(_); PA013-P122(_); PA013-P123(_); PA013-P200(A); PA013-P509L(_); PA013-P510L(_); PA013-P511L(_); PA013-P512L(_); PA013-P513L(_); PA013-P508L(_); PA013-P502L(_); PA013-P503L(_); PA013-P504L(_); PA013-P505L(_); PA013-P506L(_); PA013-P507L(_); PA013-P501L(_); PA013-P531(_); Desk Study and Basement Impact Assessment (Ref:J11186), December 2016; Structural Methodology Report (RT/3561/RevE); Ground Investigation Report (J11186A) October 2012; PA013-P520(C)]

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the details hereby approved by not later than the end of the planting season following completion of the development or any phase of the development, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with

the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

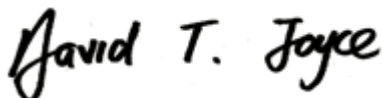
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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