

Application ref: 2018/3173/P  
Contact: Obote Hope  
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Date: 25 January 2019

**Development Management**  
Regeneration and Planning  
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Ben Smith Architecture  
106 Grand Union  
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London  
W10 5AD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**115 Albert Street**  
**London**  
**NW1 7NB**

Proposal: Erection of a new rear dormer roof extension, alteration to the façade/fenestration to the rear elevation and infill of existing courtyard and landscaping works to the rear elevation at ground floor level.

Drawing Nos: SD00; SD01 to SD04 REVB; SD05 REVA; SD06 REVA; SD07; SD08 REVA; PD01 REVB; PD02 REVB; PD03 REVB; PD04 REVB; PD06 REVA; PD07 REVA; PD08 REVA and Planning & Heritage Statement commissioned by BEN SMITH ARCHITECTURE REVB.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: SD00; SD01 to SD04 REVB; SD05 REVA; SD06 REVA; SD07; SD08 REVA; PD01 REVB; PD02 REVB; PD03 REVB; PD04 REVB; PD06 REVA; PD07 REVA; PD08 REVA and Planning & Heritage Statement commissioned by BEN SMITH ARCHITECTURE REVB.

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

- 3 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
  - i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting

The rear room at basement level would be enlarged by approximately a metre by pushing the wall back to include the current courtyard space, and installing 2no. walk-on rooflights above to bring natural daylight into the room. The position, form, scale and simple detailed design of the proposed works at the rear is considered to preserve the building's special interest by virtue of its high quality design. The installation of a green roof above is also considered to be acceptable and suitable planning conditions will require further details of the green roof and hard and soft landscaping works at the rear.

The scheme proposes to marginally extend the existing single-storey rear extension to bring it in line with the neighbours' at either side, and replace the

currently poor-performing glazed windows from the previous refurbishment with a new thermally efficient glazing system. This is considered to be acceptable.

The proposed reconfiguration of the external staircase would enhance the character and appearance of the host building and would improve the connection between the house and garden also.

To the front elevation at third floor level there is a mansard roof with two dormers and the rear consists of a small (impractical) balcony with access through a set of glazed timber doors and a mansard extension across half of the plan, that hosts a water cylinder. The terrace would be omitted along with the glazed access and this would be replaced with a mansard roof that extends across the full length of the property, with two new dormer roofs to match the arrangement at the front of the building. The roof extension would be contrary to CPG guidance; however, the design will ensure that the dormer extension would be identical with the neighbour's roof extension and would allow the recondition of the current storage space accessible from the second-to-third-floor landing by making this into a compact shower room that would predominantly serve the third floor bedroom. Thus, the proposal is considered to be acceptable.

The works to replace the non-original metal frame windows with timber sash windows between the first and third floors would be welcomed and would further enhance the architectural aesthetics of the host building.

The proposed external works have been considered by a conservation officer and are considered to be acceptable. A condition attached to the associated listed building consent will ensure that the materials to be used are submitted to and approved in writing by the Council prior to the commencement of development.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, CC1, 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 2018.

- 2 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).

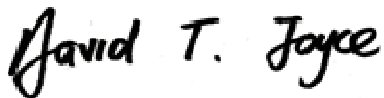
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, 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 paragraph 38 of the National Planning Policy Framework 2018.

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