

Application ref: 2018/5837/P
Contact: Rose Todd
Tel: 020 7974 3109
Date: 12 February 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

MKS Architects
1a Cobham Mews
Agar Grove
London
NW1 9SB
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
110 Albert Street
London
NW1 7NE

Proposal:
Conversion of two existing residential units into one unit (Class C3).
Drawing Nos: X01 - Existing ground, first, second and third floor plans
P01 - Proposed ground, first, second and third floor plans
M01 - Site location plan

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 [and D2 if in CA] 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
X01 - Existing ground, first, second and third floor plans
P01 - Proposed ground, first, second and third floor plans
M01 - Site location plan

Reason:

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

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.
- 3 Reasons for granting permission. [Delegated]

The site is a five storey single-family Grade II listed Georgian mid terraced house. The building forms part of a continuous terrace which is within the Camden Town Conservation Area. The houses were originally built as single family houses but several have over time been converted into smaller units. Full Planning Permission was previously granted to combine the upper floors. This consent allows the ground and upper three floors to be combined, through a series of very minor internal alterations, into a single dwelling. The self-contained flat at basement level is to be maintained as a separate unit. The proposal will have no impact on the special architectural and historic interest of the listed building as the proposed internal changes involve the removal of modern fittings. No external alterations are proposed and therefore the proposal will have no impact on the contribution this property makes to the character and appearance of the conservation area. The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has

been taken into account in making this decision.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

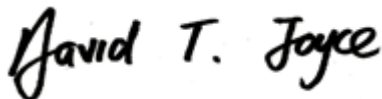
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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

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