

Application ref: 2019/3165/P
Contact: Ben Farrant
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Date: 15 August 2019

Development Management
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Hayhurst and Co
Hayhurst and Co
26 Fournier Street
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E1 6QE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

8 Albert Terrace Mews
London
NW1 7TA

Proposal:

Installation of replacement roof access hatch extension

Drawing Nos: 223 A001, 223 A002, 223 A003, 223 A010 , 223 A011, 223 A020, 223 A021, 223 A030, 223 A101 R2, 223 A102 R6, 223 A103 R4, 223 A110 R3, 223 A111 R3, 223 A120 R2, 223 A121 R1, 223 A122, & 223 A130 R5.

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 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: 223 A001, 223 A002, 223 A003, 223 A010 , 223 A011, 223 A020, 223 A021, 223 A030, 223 A101 R2, 223 A102 R6, 223 A103 R4, 223 A110 R3, 223 A111 R3, 223 A120 R2, 223 A121 R1, 223 A122, & 223 A130 R5.

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 Reasons for granting permission.

The application site is a two storey mid-terrace mews dwellinghouse within a mews of similarly styled properties. The property is a positive contributor within the Primrose Hill Conservation Area, though it is not a listed building, the nearest listed buildings are located on Prince Albert Road, some 29m away.

Proposed is the addition of a roof hatch to replace the existing. The proposal would have a height of 1.6m, width of 2.4m and length of 4.1m. In determining this application, it is acknowledged that planning permission has previously been granted for a different style of roof hatch (1.6m (H), 2.2m (W), 3.5m (L)) ref: 2017/5232/P dated 28/12/2017.

The proposed addition would be of an acceptable siting, scale and design, being discreetly positioned towards the rear of the roof. The addition would be of a modern appearance, with a mix of glazing and grey metal cladding material finish. Despite this modern appearance, the addition would be clearly subordinate to the property, and by reason of its set back nature from the front of the property, the addition would not be immediately visible from the street (despite its increased width). It is additionally noted that the addition would replace an existing loft hatch, and an alternate design of replacement hatch has previously been approved on site (ref: 2017/5232/P dated 28/12/2017); it is acknowledged that proposed here is a larger interpretation of the design, however it is considered to be acceptable on balance. It is also acknowledged that a loft hatch of a similar scale to that proposed exists at no.7 Albert Terrace Mews. Given the above, the alteration would not result in undue harm to the character, appearance, or historic interest of the property or surrounding conservation area. The closest listed buildings on Prince Albert Road would be

unaffected by the proposal.

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 s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given the modest nature of the addition, with an acceptable siting, scale and design, it is considered not to result in undue harm to neighbouring amenity.

No objections were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer