

Application ref: 2018/2445/P  
Contact: Elaine Quigley  
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Date: 30 August 2019

**Development Management**  
Regeneration and Planning  
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Humphrey Kelsey Architecture  
4 Primrose Hill Studios  
Fitzroy Road  
NW1 8TR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted subject to Section 106 Legal agreement**

Address:

**6 Albert Terrace Mews  
London  
NW1 7TA**

Proposal:

Lowering of the ground floor to provide level access; alterations to the existing elevations and roof to include the reinstatement of a painted brickwork finish; alterations to fenestration front, rear and side; lowering the existing roof terrace level; provision of a glass access structure, slate tiles, upstand parapet and planters to the roof; lowering and reducing the roof profile of the side extension to include a standing seam metallic roof; and conversion of the property to ancillary guest accommodation for 6 Albert Terrace  
Drawing Nos: 181(M).1250.L (Site location plan); 181(M).50.E2 rev B; 181(M).50.E3 rev B; 181(M).50.E4 rev B; 181(M).50.E5 rev B; 181(M).50.E6 rev B; 181(M).50.E7 rev B; 181(M).50.E8 rev B; 181(M).50.E9 rev B; 181(M).50.E10 rev B; 181(M).50.P2 rev A; 181(M).50.P3 rev A; 181(M).50.P4 rev A; 181(M).50.P5 rev A; 181(M).50.P6 rev A; 181(M).50.P7 rev A; 181(M).50.P8 rev A; 181(M).50.P9 rev A; 181(M).50.P10 rev A;  
Sustainability statement produced by eight associates dated 23/05/2018; Energy Modelling Report produced by eight associates dated 23/05/2018; Planning and Heritage Statement and Design and Access Statement produced by Humphrey Kelsey dated May 2018

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

181(M).1250.L (Site location plan); 181(M).50.E2 rev B; 181(M).50.E3 rev B; 181(M).50.E4 rev B; 181(M).50.E5 rev B; 181(M).50.E6 rev B; 181(M).50.E7 rev B; 181(M).50.E8 rev B; 181(M).50.E9 rev B; 181(M).50.E10 rev B; 181(M).50.P2 rev A; 181(M).50.P3 rev A; 181(M).50.P4 rev A; 181(M).50.P5 rev A; 181(M).50.P6 rev A; 181(M).50.P7 rev A; 181(M).50.P8 rev A; 181(M).50.P9 rev A; 181(M).50.P10 rev A; Sustainability statement produced by eight associates dated 23/05/2018; Energy Modelling Report produced by eight associates dated 23/05/2018; Planning and Heritage Statement and Design and Access Statement produced by Humphrey Kelsey dated May 2018.  
Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill) and external doors;

b) Plan, elevation and section drawings at 1:10 of glass access structure on the roof of the building

c) Plan, elevation and section drawings at 1:10 of metal balustrade enclosure to the roof terrace

d) Sample of roof tiles and brick to be used to construct the parapet wall

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

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 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 4 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope  
Chief Planning Officer