

Application ref: 2019/4434/P  
Contact: Elaine Quigley  
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Date: 1 November 2019

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

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**6 Albert Terrace**  
**London**  
**NW1 7SU**

Proposal: Details of air conditioning (Condition 8), cycle storage (Condition 9), hard and soft landscaping (Condition 10) and structural engineer qualifications (Condition 11) required by planning permission 2018/2342/P dated 30/08/2019 for excavation to lower the lower ground floor of the existing house and excavation of a new lower ground floor level under the front and side gardens, demolition and rebuild a section of the boundary wall on the north west elevation fronting Regent's Park Road and installation of air handling units at lower ground floor level all in association with the existing single family dwelling (Class C3 use).

Drawing Nos: 181(B).100.P1 rev B; 181(T).100.P2 (Landscape GA Schematic); 181(T).100.P3; Plant Noise Impact Assessment prepared by EEC Ltd dated 19/06/2019; Hard and soft landscaping/means of enclosure document prepared by Humphrey Kelsey dated August 2019; Tree survey, Arboricultural Impact Assessment and Tree Protection Plan produced by Martin Dobson Associates dated 15th May 2018; Letter from Alan Baxter dated 20/03/2019.

The Council has considered your application and decided to grant permission Informative(s):

- 1 Reason for granting permission-

Air conditioning plant (condition 8)

The submitted information advises that the undercroft where the air conditioning units would be located would be acoustically lined and would ensure that the units would operate within Camden's noise standards. This information has been reviewed by the Council's Environmental Health Officer and is considered satisfactory to discharge the condition.

Cycle storage (condition 9)

The submitted details show the cycle storage area for 2 cycles to be located at lower ground floor level for the single family dwelling. They are considered acceptable in dimensions, design, number and location and thus are in compliance with the Council's standards.

Hard and soft landscaping (condition 10)

Following the completion of the work and removal of the existing play equipment, the rear garden would be reinstated with planted borders and pathway pavers to the same level as the existing garden. The Council's Tree Officer has reviewed the information and considered that it is acceptable and satisfactory to discharge the condition. The details include high quality materials and are well-designed. The proposed replacement trees are considered to be suitable for the site and will mitigate the loss of amenity provided by those trees removed.

Structural engineer (condition 11)

The submitted letter includes details of the structural engineer, their qualifications and a scope of works. The details of the appointed engineer's responsibilities and qualifications for the basement construction works are appropriate and acceptable in this case.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policies A1, A2, A3, A4, A5, D1, D2, and T1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 4 (4a (Bricks method statement), 4b (brick sample) and 4c (windows and doors)) of planning permission ref 2018/2342/P dated 30/08/2019 are outstanding and require details to be submitted and approved.

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 in the upper left quadrant of the page.

Daniel Pope  
Chief Planning Officer