

Application ref: 2019/5937/P
Contact: Jaspreet Chana
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Date: 4 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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SJC Group Limited
29 Farm Street
London
W1J 5RL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
90 Albert Street
London
NW1 7NE

Proposal: Single storey rear extension, new mansard roof with front and rear dormer windows rooflights and associated works.

Drawing Nos: Design and Access Statement, AS(00)01(1) - Site location plan, AS(00)02 - Site location plan, Site photos, AS(02)12 - Second floor plan, AS(02)13 - Third Floor plan, AS(02)14 - Roof plan, AS(02)11 - First floor plan, AS(02)21 - Side Section B, AS(02)10 - Ground floor plan, AS(02)20 - Side Section A, AS(02)30 - Front and Rear Elevation, AS(02)09 - Lower ground floor plan, AS(00)02(1) - Block plan, AS(09)12 - Demolition - Second floor plan, AS(02)31 - Side Elevation, AS(09)10 - Demolition - Ground floor plan, AS(09)13 - Demolition - Third floor plan, AS(09)11 - Demolition - First floor plan, AS(09)14 - Demolition Roof plan, AS(10)10 - Ground floor plan, AS(10)09.pdf, AS(09)09 Demolition plan - lower ground floor plan, AS(10)13 Third Floor plan, AS(10)11 - First floor plan, AS(10)14 - Roof plan, AS(10)09(1) - Lower ground floor, AS(10)12 - Second floor floor plan, AS(10)30 Front and rear elevation, AS(10)20 - Side section, AS(10)31 - Side section, AS(10)21 - Side section, AS(00)01.pdf.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: Design and Access Statement, AS(00)01(1) - Site location plan, AS(00)02 - Site location plan, Site photos, AS(02)12 - Second floor plan, AS(02)13 - Third Floor plan, AS(02)14 - Roof plan, AS(02)11 - First floor plan, AS(02)21 - Side Section B, AS(02)10 - Ground floor plan, AS(02)20 - Side Section A, AS(02)30 - Front and Rear Elevation, AS(02)09 - Lower ground floor plan, AS(00)02(1) - Block plan, AS(09)12 - Demolition - Second floor plan, AS(02)31 - Side Elevation, AS(09)10 - Demolition - Ground floor plan, AS(09)13 - Demolition - Third floor plan, AS(09)11 - Demolition - First floor plan, AS(09)14 - Demolition Roof plan, AS(10)10 - Ground floor plan, AS(10)09.pdf, AS(09)09 Demolition plan - lower ground floor plan, AS(10)13 Third Floor plan, AS(10)11 - First floor plan, AS(10)14 - Roof plan, AS(10)09(1) - Lower ground floor, AS(10)12 - Second floor floor plan, AS(10)30 Front and rear elevation, AS(10)20 - Side section, AS(10)31 - Side section, AS(10)21 - Side section, AS(00)01.

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

Informative(s):

- 1 Reasons for granting permission:

90 Albert Street is a grade II listed building within the Camden Town conservation area. The building forms part of a terrace of 15 houses constructed in 1850 from yellow stock brick, with timber sash windows and a slate roof. The building is set over three storeys with additional basement and loft storeys.

The building has been altered over time, the original roof from no longer exists and in its place is a fairly poor mansard roof. To the rear is a three storey closet wing extension, the top storey has a large pitched roof light.

The proposed roof extension is slightly higher than the existing, but is in line with the neighbouring properties mansard roof at No.92 Albert Street creating consistency within the terrace. The roof extension would incorporate a front and rear dormer windows and two rear rooflights which are appropriately placed within the roof slope. The roof is slightly pitched to the side creating a typical end of terrace roof scape and repeating the form of the existing roof.

The proposed single storey infill extension to the rear low ground floor is a modest sized modern extension. The extension would be rendered to match the rear parts of the host building and would have metal bi-folding doors. The extension is of a modest size and scale and would allow the three storey existing closest wing to remain predominant on the rear elevation and would be in keeping with the subject dwelling and the surrounding area.

Other external alterations involve a new metal staircase leading from the rear closet wing at ground level to the garden and a new staircase leading from the pavement to the front light well. The first floor roof of the rear closet wing will be altered by removing the existing roof lantern and adding a frameless glass rooflight within the roof creating a flat roof appearance. There will also be repairs to the render and brickwork to both the front and rear elevations.

All the windows are to be overhauled and made good with the addition of histo glass into the sash windows. The sash windows to the rear of the building which are not historic will be replaced with like for like sash windows.

The proposed development is considered to preserve the setting and significance of the listed building and the character and appearance of the wider conservation area.

Given the siting of the lower ground floor infill extension it would not be visible from any public views. It is not considered the proposed development would impact unduly upon the amenity of the occupiers of neighbouring properties in regards to loss of light, privacy or outlook.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and the National Planning Policy Framework 2019.

- 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.

- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 5 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.
- 6 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)

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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 and title.

Daniel Pope
Chief Planning Officer