

Application ref: 2020/0447/P
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Humphrey Kelsey Architecture
4 Primrose Hill Studios
Fitzroy Road
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

6 Albert Terrace Mews
London
NW1 7TA

Proposal: Details of roof tiles and brick (condition 4d) and all facing materials (condition 4e) of planning permission 2018/2445/P dated 30/08/2019 for [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: Roofing standing seam system brochure from VM Zinc dated May 2019;
Product details extract from VM Zinc standing seam on rigid insulation - Structural Roof and Rainwater System - March 2019.

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reason for granting permission-

Condition 4d: The roof tiles on the roof of the original part of the mews house would be welsh slate tile. This would be high quality material to match the historic part of the mews house and is considered to be acceptable. A brick sample panel was provided on site of a reclaimed yellow London stock brick with lime mortar joints. This is considered an appropriate choice of brick in

terms of texture, size and colour and choice of mortar.

Condition 4e: The standing seam metal roof on the modern part of the mews house would be quartz light grey pre-weathered zinc in a colour to match the patina of the aged lead. The shutters and door on the front elevation would be constructed from reclaimed solid oak timber and would be coated in a traditional white lime wash / stain process to give a natural finish to match the neighbouring properties (including no. 5).

The details have been reviewed on site by the Council's conservation officer who has confirmed that they are acceptable and sufficient to meet the requirements of the condition to discharge parts 4d and 4e. They would ensure that the development would be of a high standard of design and would preserve the character and appearance of the conservation area.

The Primrose Hill CAAC has no objection to the roofing materials and standing seam details.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and streetscene.

As such the proposed details are in general accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 2 Details of condition 4a (windows and doors), 4(b) glass access structure on the roof and 4(c) metal balustrade required as part of planning permission 2018/2445/P dated 30/08/2019 has been submitted to the Council and is under consideration.

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



Daniel Pope
Chief Planning Officer