

Application ref: 2020/0203/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Date: 29 May 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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 method statement and plan (Condition 4a) and sample of new bricks (Condition 4b) in association with boundary wall of 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: Method Statement and plan prepared by Humphrey Kelsey Architecture dated January 2020;

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reason for granting permission-

Condition 4a: The method statement and plan demonstrating the method to be

used to dismantled the existing two sections of the boundary wall that are cracked fronting Regent's Park Road and the rebuilding of these sections in facsimile. It demonstrates how the existing wall sections would be propped and stabilised to protect the existing wall and details how the replacement sections would be carefully rebuilt to match. The majority of the existing bricks would be used and a distribution plan has been included in the information to show the locations of any new bricks. This is considered acceptable.

Condition 4b: A brick sample panel was viewed on site with the Council's conservation officer and it, together with the mortar joint details, would match the texture, size and colour of the existing brick and mortar.

The Primrose Hill CAAC has raised no objections to the method statement but has suggested that the appropriate lime base mortar and pointing details together with the colour should be conditioned. These details have been provided as part of the approval of details application and would be considered to satisfactorily match the aged mortar joints of the existing wall.

The details would be high quality and would be considered to satisfy the requirements of the condition 4(a) and condition 4(b).

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, or on neighbouring amenity.

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

- 2 Details of condition 4c (windows and doors) of planning permission 2018/2342/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