

Application ref: 2020/1714/P
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Humphrey Kelsey Architecture
4 Primrose Hill Studios
Fitzroy Road
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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 condition 4(c) (all windows and doors) 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: WLG.01 rev A; WLG.02 rev A; WLG.06/1; 181(T).100.E7;
181(T).100.P7.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting permission-

Condition 4c: The original permission for the replacement of the windows with doors at lower ground floor level on the front elevation required the detailed design/fenestration pattern of the approved doors on the basis that they were

as close a match as possible to the small-paned sash windows which are/were in situ. The CAAC has advised that the preferred option is to ensure that a subdivided fanlight is maintained as this follows the general pattern of the fenestration better. Further information was required relating to the design of the proposed lower ground floor doors on the front elevation of the property. The doors would be two single leaf doors with the fenestration pattern of the historic sash windows. The top section would be glass with the bottom section panelled hardwood timber from a renewable source. The applicant has confirmed that they would use the existing double glazed units whilst retaining the existing sash framing dimensions. The Council's Conservation officer has reviewed the information and is satisfied with the details. The design of the replacement timber front entrance door is considered satisfactory. This condition can therefore be discharged.

The ventilation louvre to be positioned within an existing ground-floor level window opening was granted approval as part of the main application subject to detailed design, and it is acknowledged that the proposed works will not be visible from the public realm. The Council's Conservation officer has reviewed the information and is satisfied with the details. The proposed drawings show a white finish. The applicant has considered the CAAC's suggestion that the louvres and their frame should be painted grey to make them visually recessive and has confirmed that they will be painted light grey colour. This condition can therefore be discharged.

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 You are advised that all conditions relating to planning permission granted on 30/08/2019 (ref 2018/2342/P) which need details to be submitted, have been 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



Daniel Pope

