

Application ref: 2020/4725/P
Contact: Kristina Smith
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Date: 12 November 2020

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Keith Tillman
84 Speedwell Street
London
SE8 4AT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**30-32
Albany Street
London
NW1 4EA**

Proposal: Details pursuant to condition 9 (details of windows/doors) of planning permission ref. 2017/4134/P (dated 08/08/2019) for Change of use of first and second floors from ancillary kitchen, function room and landlord accommodation to public house (Class A4), to create 3 x 1-bed serviced apartments at first and second floor levels (Class C1) and 1 x 3-bed ancillary landlord accommodation (Class A4) at second and third floor levels; erection of three storey rear/side extension and insertion of new rear/side door to existing yard; installation of 3 x rear/side dormer windows; excavation of existing basement down by 0.45m and installation of new external metal staircase to front lightwell.

Drawing Nos: Cover letter (dated 13/10/2020) and associated photographs and drawings of sash window

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

Informative(s):

1 Reason for granting approval of details

The submission states that the existing timber sliding sash windows are in fair condition and will be retained but the sash frames will be modified and re-

glazed with slim-profile double glazed units. Damaged bottom rails will be repaired and the sashes reinstalled. Where new windows are needed, they will be manufactured to match the profile and mouldings of the existing. The Council's Conservation officer has reviewed the details and considers them sufficient.

The full impact of the proposed development has already been assessed. The proposed details would avoid a harmful impact on the appearance of the host building, streetscene and the character of the conservation area.

As such, the details are in accordance with policies D1 and D2 of the Camden Local Plan 2017 and can be approved.

- 2 You are reminded that conditions 7 (cycle storage) and 8 (sample panels) granted 2017/4134/P (dated 08/08/2019) 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', written in a cursive style.

Daniel Pope
Director of Economy, Regeneration and Investment