

Application ref: 2020/5462/P  
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Date: 22 January 2021

**Development Management**  
Regeneration and Planning  
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Magenta Planning Limited  
6 Rowben Close  
Totteridge  
London  
N20 8QR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**76 Albert Street**  
**London**  
**NW1 7NR**

#### **Proposal:**

Detailed drawings, material samples and engineer qualifications required by conditions 4 and 5 of permission 2019/1085/P dated 20/08/2020 (Change of use from HMO (Class C4) to three self-contained residential units (Class C3) with associated external alterations including erection of side/rear infill extensions at lower and upper ground floor level, works to front boundary and excavation of rear garden.

#### **Drawing Nos:**

SE1581.01LC4, SE1581.02LC4, SE1581.03LC4, SE1581.04LC4 A, SE1581.05LC4 A, SE1581.06LC4, SE1581.07LC4, SE1581.08LC4 A, SE1581.09LC4, SE1581.10LC4 A, SE1581.11LC4 A, SE1581.12LC4, SE1581.13LC4 A, SE1581.14LC4 A, SE1581.15LC4 A, SE1581.16LC4 A, SE1581.17LC4, SE1581.18LC4, SE1581.19LC4, Lead Specification Brochure, Crittal Windows Brochure, JMS cover letter L20/124/10.

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

#### **Informative(s):**

- 1 Condition 4 requires detailed drawings of all windows and doors and material samples to be submitted and approved.

Following advice from officers the Applicant submitted revised drawings to correctly depict appropriately detailed raised-and-fielded doors and structurally composed single-glazed sash windows where required. The revised details have been reviewed by the Council's conservation officer who is satisfied the proposed details would safeguard the special architectural and historic interest of the building and character of the wider conservation area. Condition 4 can therefore be discharged.

Condition 5 requires written confirmation of a suitably qualified chartered engineer to oversee the proposed basement excavation works during construction, to be submitted and approved. The Applicant has submitted a letter from a member of JMS Consulting Engineers Ltd confirming their appointment as Structural Engineer for the project. The engineer has BEng(Hons) MSC MStructE and CEng qualifications which is considered acceptable and complies with the Council's supplementary planning guidance document Basements. Condition 5 can therefore be discharged

No comments or objections were received prior to making this decision. As such, the details are in general accordance with policies D1, D2 and A5 of the Camden Local Plan 2017.

- 2 You are reminded that condition 7 of permission 2019/1085/P dated 20/08/2020 is outstanding and requires 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', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer