

Application ref: 2021/0919/P
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Development Management
Regeneration and Planning
London Borough of Camden
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CDM 2020.ORG LTD
71-75 Shelton Street
London
WC2H 9JQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
9 St Alban's Road
London
NW5 1RG

Proposal:

Replacement of front elevation glass block window with larger sash window and lowering of light well; Replacement of front steps; replacement single storey rear extension with new doors and glazing; Installation of new rear balcony; Installation of new roof light to rear extension; New window to WC; associated internal alterations at ground floor and felling of 1 x palm tree in rear garden.

Drawing Nos: 9STALB - PP - 00 rev A, 9STALB - PP - 01 rev A, 9STALB - PP - 02 rev A, 9STALB - PP - 03 rev A, 9STALB - PP - 04 rev A, 9STALB - PP - 05 rev A, 9STALB - PP - 06 rev A, 9STALB - PP - 07 rev A, 9STALB - PP - 08, 9STALB - PP - 09 rev A, 9STALB - PP - 10 rev A, 9STALB - PP - 11 rev A, 9STALB - PP - 12 rev A, 9STALB - PP - 13, 9STALB - PP - 14 rev A, 9STALB - PP - 15 rev A, 9STALB - PP - 16, 9STALB - PP - 17, 9STALB - PP - 18, Design & Access /Heritage Statement dated 20/05/2021.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 9STALB - PP - 00 rev A, 9STALB - PP - 01 rev A, 9STALB - PP - 02 rev A, 9STALB - PP - 03 rev A, 9STALB - PP - 04 rev A, 9STALB - PP - 05 rev A, 9STALB - PP - 06 rev A, 9STALB - PP - 07 rev A, 9STALB - PP - 08, 9STALB - PP - 09 rev A, 9STALB - PP - 10 rev A, 9STALB - PP - 11 rev A, 9STALB - PP - 12 rev A, 9STALB - PP - 13, 9STALB - PP - 14 rev A, 9STALB - PP - 15 rev A.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Before the rear extension brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site or via high-resolution email photographs if site viewing is not possible, and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017 and policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020.

Informative(s):

- 1 Reason for granting permission:

The proposed works are largely the same as a previously approved scheme (reference 2019/1019/P & 2019/1477/L) with the principle difference being the replacement of the existing rear extension rather than alterations to it. To the front elevation, the proposed works include alterations to the front lower ground floor window to lower the cill, replace the existing unsympathetic glass bricks with a new timber sash window and install a new stone window cill. The modern red brick lightwell would be rendered and painted to match the house, and the existing lightwell railings replaced to match the existing railings to the front door. The lightwell base would be finished in flagstones. The proposed alterations are considered an improvement on the existing modern intervention and would enhance the character and appearance of the listed building. The

existing terrazzo front door steps would be replaced with York Stone, which is welcomed. The front lightwell level would be lowered slightly to accommodate the larger window opening; however, the scale of excavation would not warrant the submission of a basement impact assessment.

To the rear, the existing modern rear extension would be demolished and replaced with a new slightly larger replacement of an improved standard of design and materials. The extension would be constructed of London stock brick with Crittal doors which are considered acceptable. A final sample of the brick shall be secured by condition to ensure it is an appropriate match. These works would involve modern fabric only, and are not considered harmful to the listed building. The existing patio would be extended and a small area of the garden levelled. The proposals would necessitate the removal of 1 x palm tree from the rear garden, which was previously approved as part of the consented scheme and which the Council's Tree Officers did not object to the loss of.

At rear upper ground floor level, a new metal balcony with ironwork painted black would be installed. Photos have been provided to show this would replace a historic balcony in the same location, and as such, is considered acceptable. The proposals also include the creation of a new small window to serve the rear WC. Evidence has been provided to demonstrate this is reinstating a historic opening and is considered acceptable.

The Council's Conservation Officer has assessed the proposals and confirmed they would not cause harm to the historic or architectural significance of the building following revisions to remove double glazing to the new front lightwell window and rear WC window and a reduction in the size of the rear extension.

Due to the location and nature of the proposals, they would not impact neighbouring amenity by way of loss of outlook, daylight or privacy. Although the rear extension window openings would be enlarged, this would not result in increased opportunities for overlooking.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2, A1 and A3 of the Camden Local Plan 2017, policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020, the London Plan 2021 and the NPPF 2019.

- 2 Your proposals may be subject to control under the Building Regulations

and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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