

Application ref: 2021/6001/P
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Architecture for London
3-5
Bleeding Heart Yard
London
EC1N 8SJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
68 Albert Street
London
NW1 7NR

Proposal:
Replacement of existing conservatory with infill extension, insertion of rooflight to existing dormer, replacement of fenestration to existing rear extension and front lightwell, internal alterations.

Drawing Nos: GA010; GA099; GA100 Rev. A; GA101 Rev.A; GA102 Rev. A; GA103 Rev. A (EX PR 3rd FLOOR); GA103 Rev. A (EX PR ROOF); GA200; GA201 Rev. A; GA300; GA301 Rev. A; DT001; Photographs dated December 2021; Design and Access Statement dated June 2022

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

GA010; GA099; GA100 Rev. A; GA101 Rev.A; GA102 Rev. A; GA103 Rev. A (EX PR 3rd FLOOR); GA103 Rev. A (EX PR ROOF); GA200; GA201 Rev. A; GA300; GA301 Rev. A; DT001; Photographs dated December 2021; Design and Access Statement dated June 2022

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The roof of the infill extension hereby permitted shall not be used as a balcony, terrace or for any other ancillary residential purposes.

Reason: In the interests of the amenity of the occupiers of neighbouring dwellings in accordance with policy A1 (Managing the impacts of development) of the LB Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The application site is a three-storey plus lower ground floor, mid-terrace property situated on the east side of Albert Street. It is Grade II listed and lies within the Camden Town Conservation Area.

During the course of the application, the proposal was amended to omit the first floor rear extension, alterations to the rear fenestration at lower and upper ground floor levels, as well as details to the internal alterations. It was not considered necessary to re-consult on these minor amendments.

One objection was received from the Camden Town CAAC, with reference to the depth of the proposed first floor extension on design grounds. This element has been omitted and there is no change to the existing first floor extension. It is therefore considered that this objection comment is no longer relevant to the application.

The proposal is acceptable in design and heritage terms. It is thought that there have been many historic alterations made to the property over the years, possibly partly owing to its historic use as an HMO. The infill extension to the rear of the property, with the fenestration proposed, appears a modern and latter addition to the property, and would only be visible in private views. The addition to upper ground floor level is in line with the infill extensions observed at neighbouring properties along this terrace. It is considered to be appropriate

in terms of its scale, form and materiality. The rooflight to the existing dormer would not be visible owing to its positioning and would not lead to any harm to the historic fabric of the property. Likewise, the internal alterations would not lead to any harm to the historic fabric given the extent of historic alterations.

The proposal is acceptable in amenity terms. The infill extension is contained within the depth of the adjoining rear extensions, and would therefore not have any negative impact in terms of sense of enclosure or loss of light. There is a small existing terrace at upper ground floor level and therefore the slightly widened terrace proposed would not lead to any unacceptable increase in overlooking. There is no change to the existing terrace at first floor level. The insertion of the rooflight to the existing dormer would not lead to any additional overlooking owing to its oblique angle.

The slight lowering of the floor level at lower ground floor level by approximately 0.6m across approximately half of the floor area at this level would not constitute basement development and does not require a BIA or to be assessed against the Council's basement development policies, considering the relatively small scale of excavation proposed.

One objection comment was received from a neighbouring resident following statutory consultation. Parts of the comment, including objections on grounds on loss of light, loss of privacy and impacts on air quality relate to the proposed first floor extension which has been omitted from the proposal. The objection on grounds of loss of privacy from the staircase leading from first floor level (it is presumed this is referring to upper ground floor level instead) to the garden cannot be upheld, given that there is an existing terrace in this location which affords similar views into neighbouring rear gardens, as well as the existing first floor terrace. The concerns over any structural issues which may arise from the works is a private matter and not a planning matter - it is not considered likely that given the relatively small scale of the works.

- 2 The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in accordance with policies A1, D1 and D2 of the Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 3 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).
- 4 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.

- 5 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 2021.

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