

Application ref: 2023/0388/L
Contact: David McKinstry
Tel: 020 7974 1204
Email: David.McKinstry@camden.gov.uk
Date: 23 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Savills
33
Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
123-127
Albert Street
London
NW1 7NB

Proposal:

Structural underpinning to the front elevation of 125 Albert Street and returns under the party walls to 123 and 127 Albert Street.

Drawing Nos: Site location plan; Heritage Statement; Engineer's letter dated 13 December 2022; Method Statement dated 25/02/23; Cover letter dated 27/01/23; Arboricultural Impact Assessment with Method Statement; and drawings numbered: 500; 600

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Site and Significance

125 Albert Street forms part of a grade II listed terraced row of 9 houses, Nos. 123-139, built c1845, located on the south west side of Albert Street. The terrace's significance is derived from its historic and architectural interest as a well-preserved example of mid-19th century London housing. It makes a strong positive contribution to the character and appearance of the conservation area.

Proposed works

Evidence of structural decline has been submitted to the Council and a site visit in the late summer of 2022 showed structural decline to the building, particularly on the two facades. The application proposes structural underpinning to the front elevation of 125 Albert Street and returns under the party walls to 123 and 127 Albert Street. A structural engineer's report and other related correspondence accompanies the application. The report submits the conclusion that the proposed works are the least harmful way of securing the structural stability of the building.

The CAAC objected on 26/02/23 and withdrew their objection on 13/03/23.

Impact of proposed works on significance

The submitted documents set out an approach to stabilisation of fabric which does not result in the loss of historic fabric or unsympathetic alteration to the building at a visible (above ground) level. The special architectural and historic significance of the heritage asset and its contribution to the character and appearance of the conservation area is thereby preserved and the proposed works are in compliance with the requirements of S.16 of the 1990 Act.

The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the

London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer