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Date: 31 March 2023

Jessica McDonnell-Buwalda
Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

Dear Jessica,

PLANNING AND LISTED BUILDING CONSENT APPLICATION 1 ALBANY TERRACE, LONDON, NW1 4DS

We are instructed to submit the enclosed applications in respect of listed building alterations at 1 Albany Terrace. The applications propose:

“Internal alterations to all floors, refurbishment of windows and front door and drainage works in front lightwell.”

The submission pack is comprised of:

- Completed Application forms;
 - CIL form 1;
 - Design and Access Statement by Flower Michelin;
 - Heritage Statement by Hinchliffe Heritage;
 - Details of Investigation Works
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- Site Location Plan (Ref. 296-32-00);
 - Block Plan (Ref. 296-32-01);
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- Existing Lower Ground Floor (Ref. 296-00-09);
 - Existing Ground Floor Plan (Ref. 296-00-10);
 - Existing First Floor Plan (Ref. 296-00-11);
 - Existing Second Floor Plan (Ref. 296-00-12);
 - Existing Third Floor Plan (Ref. 296-00-13);
 - Existing Loft Plan (Ref. 296-00-14);
 - Existing Roof Plan (Ref. 300-00-15);
 - Existing Section 20 (Ref. 296-00-20);
 - Existing Section 21 (Ref. 296-00-21);
 - Existing Front Elevation (Ref. 296-00-30);
 - Existing Side Elevation (Ref. 296-00-31);
 - Existing Rear Elevations (Ref. 296-00-32);

- Ground Floor Demolition (Ref. 296-32-10.1);
- Lower Ground Floor Demolition (Ref. 296-32-09.1)
- First Floor Demolition (Ref. 296-32-11.1)
- Second Floor Demolition (Ref. 296-32-12.1);
- Third Floor Demolition (Ref. 296-32-13.1);
- Loft Demolition (Ref. 296-32-14.1);

- Proposed Ground Floor Plan (Ref. 296-32-10);
- Proposed Lower Ground Floor (Ref. 296-32-09);
- Proposed First Floor (Ref. 296-32-11);
- Proposed Second Floor (Ref. 296-32-12);
- Proposed Third Floor (Ref. 296-33-13);
- Proposed Loft Plan Ref. 296-32-14);
- Proposed Roof (Ref. 296-32-15);
- Proposed Section 20 (Ref. 296-32-20);
- Proposed Section 21 (Ref. 296-32-21);
- Proposed Front Elevation (Ref. 296-32-30);
- Proposed Side Elevation (Ref. 296-32-31);
- Proposed Rear Elevations (Ref. 296-32-32);

- Existing and Proposed Ground Floor Services (Ref. 296-32-10.2);
- Existing and Proposed Lower Ground Floor Services (Ref. 296-32-09.2)
- Existing and Proposed First Floor Services (Ref. 296-32-11.2);
- Existing and Proposed Second Floor Services (Ref. 296-32-12.2);
- Existing and Proposed Third Floor Services (Ref. 296-32-13.2);

- Lower Ground Floor Proposed Floor Build Up Details (Ref. 296-32-60);
- Ground Floor Proposed Floor Build Up Details (Ref. 296-32-61);
- First Floor Proposed Floor Build Up Details (Ref. 296-32-62);
- Second & Third Floor Proposed Floor Build Up Details (Ref. 296-32-63);
- Fireplace Schedule (Ref. 296-32-70);
- Lower Ground Floor Studio Secondary Glazing Details (Ref. 296-32-71);
- External Door Schedule (Ref. 296-32-72);
- Handrail Details (Ref. 296-32-73);
- Cornice, Skirting and Architrave details (Ref. 296-32-74);
- Typical Secondary Glazing Details (Ref. 296-32-75);
- Ground Floor Hallway Internal Details (Ref. 296-32-90);
- Ground Floor Reception 1 Internal Details (Ref. 296-32-91);
- First Floor Dining Room Internal Elevations (Ref. 296-32-92);
- First Floor Reception 2 Internal Elevations (Ref. 296-32-93);

Background Information

1 Albany Terrace is a Grade I listed building, which is also within the Regent's Park Conservation Area. The heritage statement attached to this submission sets out the history of the building and the development of this site. The main points with regard to the development of the house are:

- No 1 Albany Terrace was originally built to the design of John Nash in 1825 as part of a row of three townhouses.

- The property was altered approx. 1861 by James Pennethorne to include an additional room in the roof (which no longer survives).
- In approximately 1945 the properties (Nos 1 – 3) were divided into flats which resulted in alterations to the plan form.
- In approximately 1991 the properties were changed to offices use (Nos. 1 – 3 and 17, 19 and 24 Park Square East).
- In 2009 planning permission and listed building consent was granted for the conversion of the properties back into townhouses. This has been implemented with further works permitted in 2010.

The property as it now stands is therefore much altered from the original 19th century dwelling.

As a whole the heritage statement concludes that the property is of high heritage significance, which befits its grade I listing. The significance includes that it is an outstanding example of the Neo-classical architectural style which was popular in England in the early 19th Century. The architectural significance is primarily external, however it is noted that there is retention of the original staircase, substantially authentic floor plans (albeit that some have been altered), some traditional high status woodwork (albeit that much is non-original) and the internal fanlight.

Albany Terrace also has great historic and evidential value as an example of the work of John Nash, who, after a difficult start to his career, became one of the most prolific, influential and celebrated architects of the early-mid 19th C, notably for his individual buildings and civic design in London.

Planning History

1 Albany Terrace

2010/3907/L -Internal alterations including installation of new partitions and associated interior renovation works to residential building (Class C3) granted in August 2010. It is noted that the approved scope of works for this application included A/C condenser units in the basement vaults with A/C throughout, new stone floors, downlights to many of the rooms, lights to the staircase, and new timber floors amongst many other items.

2008/5989/L and 2008/5681/P - Internal works associated with change of use from office use (Class B1) to residential use (Class C3) to create a dwellinghouse granted in April 2009

PS9804425 and LS9804427 –Installation of air conditioning unit to rear roof above first floor, together with associated internal alterations granted May 1998.

1 – 3 Albany Terrace

9570321 & 9501786 – 1-3 Albany Terrace and 24 Park Square East - The erection of extensions at the rear of 2 and 3 Albany Terrace together with internal alterations in connection with use of the premises for office purposes. Granted February 1996 – No further details are available.

9003109 – 1-3 Albany Terrace - Erection of extension at basement and ground floor level to provide entrance hall and bathroom for no. 3 Albany Terrace. Granted February 1990. – No further details available

9003521 17 19 and 24 Park Square East 1-3 Albany Terrace Change of use from residential to offices within Class B1 of the Town and Country Planning (Use Classes) Order 1987.

8970523 – 1-3 Albany Terrace - External and internal alterations in connection with works of refurbishment and conversion of buildings into seven flats. Granted October 1989

Relevant works at 3 Albany Terrace

2010/5079/P & 2010/5078/L -External and internal alterations including the reinstating of the blank recess windows to the side elevation at ground and first floor level facing Peto Place: the replacement of window with doors to the rear elevation to residential building (Class C3).

Pre-Application Discussions

The scheme has been amended in response to pre-application discussions (2022/5028/PRE). This includes no longer proposing works to some of the internal doors, the stone flooring or extending into the roof. The advice provided was carefully considered in relation to the detailing of other items still proposed including the style of the fire place surrounds and the detailing of the master bedroom works.

Planning Policy Context

The statutory development plan comprises the London Plan (2021) and the Camden Local Plan (2017). The National Planning Policy Framework (NPPF) (2021) and Camden Supplementary Planning Documents are also material considerations. Details of the relevant planning policies are provided on pages 50 – 54 of the submitted Heritage Statement.

Proposals

The application scheme proposes internal alterations to all levels. A detailed schedule of works is set out within the submitted Heritage Statement.

Externally, the works are minimal, including some minor changes to improve the drainage in the lower ground floor courtyard, installing a new fibre optic internet connection, replacing a broken pane of glass in the rear window and refurbishing the existing front door and windows. These works are minimal and will not impact on the appearance of the listed property.

Internally, throughout the property it is proposed to replace fitted joinery and relocate and replace the existing internal air conditioning units within joinery. The external condensers will continue to be located within the pavement vaults.

From ground to third floor it is proposed to replace the handrail to the staircase. The balustrade will be retained. This is a non-original hand rail and the proposed moulding is considered to be more appropriate in proportions.

At ground floor level it is proposed to replace the non-original lobby doors and front room fire surround. Wall panelling is proposed and a fireplace will be reinstated in the kitchen. These items are all assessed to have minor beneficial impacts and replace non-original features. It is also proposed to install a new kitchen and underfloor heating, these items are assessed as neutral as they will have no impact on the historic fabric noting that no original floorboards were found in the investigation works.

At lower ground floor it is proposed to install underfloor heating, secondary glazing and carry out other minor works. These are all assessed to be neutral or minor beneficial.

At first floor level the existing secondary glazing will be removed. Underfloor heating, replacement fireplaces and wall panelling are proposed. Again, these are all assessed to be neutral or minor beneficial, with no original floorboards found.

At second floor it is proposed to reconfigure the layout to provide a dressing room and ensuite. However, a significant downstand is retained to ensure the original plan form remains legible. The proposals have been modified since the initial pre-application advice to increase the depth of downstand and reduce the height and change the materiality of the fitted joinery. The amount of demolition proposed is most clearly illustrated on page 11 of the Design and Access Statement. Two fireplaces will also be reinstated at this level which will have a minor beneficial impact.

At third floor there will also be some minor alterations to the plan form, however this level has been altered in the past, including as part of the 2010 application.

Conclusion

The applicant has recently purchased the property and wishes to refurbish it whilst respecting its significance. The changes proposed are shown on the submitted plans and are considered in detail in the submitted heritage statement and further explained within this letter.

The application follows pre-application advice and the proposals have been amended to take this into account.

I trust that you have everything you require to validate the applications. If you have any questions, please do not hesitate to contact me.

Yours sincerely,



KATE MATTHEWS

Director

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