



**Listed Building Consent Amendment - 72 Albert Street, NW1 7NR**  
**Date - 15th May 2023**

**Introduction**

Further to the application for Listed Building Consent, Reference Number 2023/0660/L and our recent communication with Senior Planner, Rose Todd, we would like to submit the below additional drawings and photographs:

- *314-DWG-010-Existing Section AA\_P1,*
- *314-DWG-101-Proposed Lower Ground Floor\_P1,*
- *314-DWG-110-Proposed Section AA\_P1,*
- *314-DWG-301-LGF Floor Build-Ups (Existing and Proposed)-P1,*
- *314-DWG-800-Photographs*

**Relevant Planning Policy**

We have reviewed the following documents and believe that these sections and extracts are relevant to this application.

*1. Camden Local Plan, 2017*

*Section 7.56 - Sustainable design and retrofitting*

*2. National Planning Policy Framework 2019*

*Chapter 2 - Achieving sustainable development*

*Chapter 16 - Conserving and enhancing the historic environment*

Extract from *Camden Local Plan, 2017*

*7.56 Historic buildings including those in conservation areas can be sensitively adapted to meet the needs of climate change and energy saving while preserving their special interest and ensuring their long-term survival. In assessing applications for retrofitting sustainability measures to historic buildings the Council will take into consideration the public benefits gained from the improved energy efficiency of these buildings, including reduction of fuel poverty. These considerations will be weighed up against the degree to which proposals will change the appearance of the building, taking into consideration the scale of harm to appearance and the significance of the building. Applicants are encouraged to follow the detailed advice in Camden's Retrofitting Planning Guidance, the energy efficiency planning guidance for conservation areas and the Historic England website.*

Extract from *National Planning Policy Framework 2019*

*7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations -including the United Kingdom- have agreed to pursue the 17 Global Goals for Sustainable Development in the period 2030. These address social progress, economic well-being and environmental protection.*

*189. Heritage assets range from sites and building of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*

### **The proposal**

During opening up works on site it has come to light that the existing lower ground concrete slab has been laid at the incorrect level at some point in the past. More specifically the slab was laid higher than the original finished floor by approximately 25mm resulting in the staircase to have varying rise heights and longer working or be compliant.

This supplementary information seeks permission for the lowering of the existing LGF finish floor level in order to reinstate the original landing level in addition to achieving a more desirable floor-to-ceiling height.

As seen from the photos that accompany this submission, the last step leading to the lower ground floor has a 155mm riser while the rest of the steps have a 180mm riser. From this, it is clear that the lowest riser is non-original, as it differs from the rest of the risers. We believe that the original FFL has been raised by 25mm to result in this.

Therefore, we are proposing to lower the floor by 25mm in order to recreate consistent staircase risers, in accordance with the Approved Document K, Protection from falling, collision and impact.

On the assumption that the slab needs to be removed, we would like to take the opportunity to increase the thermal efficiency of the building by introducing an insulated slab, without any effect to the character of the listed building.

In addition we would also like to propose lowering the slab locally by a further riser (180mm) as this would provide greater floor-to-ceiling height for this open-plan space as the existing floor to ceiling height is 2.4m.

After careful investigation, we can confirm that no underpinning will be needed for this proposal. The existing stepped foundation is deep enough to accommodate the new suggested build up, as seen illustrated in the submitted detail.

This proposal rectifies a poorly implemented alteration to the listed building. Through casting a new slab, we will reinstate the staircase's riser height, which is part of the historic fabric of the building, and gain valuable floor-to-ceiling height within the LGF. In addition to this, we will maximise the floor insulation to achieve the lowest U-Value feasible as described on the Approved Document L, Conservation of fuel and power, without the requirement for underpinning.

### **Conclusion**

The proposed alteration is considerate towards preserving the character and appearance of the Grade II Listed Building and the Camden Town Conservation Area. In addition, it maintains the architectural and historic interest of this traditional building, while providing better living conditions for the current and future occupiers. Furthermore, it complies with the aims of all relevant planning policies whilst also addressing climate change and fuel poverty.

Therefore, we feel that there are no planning terms that weigh against this proposal.