

Application ref: 2023/0660/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**72 Albert Street
London
Camden
NW1 7NR**

Proposal:

Replace non-original sash windows which are beyond repair with new windows that replicate design of original sash casements. Remove elevated modern slab at lower ground level, reduce floor level to original level, introduce underfloor insulation. Drawing Nos: OS Map (Site Plan); Design and Access Statement; Proposed Lower Ground Floor (windows detail); Proposed Ground Floor Plan; Proposed First Floor Plan; Proposed Second Floor Plan; Proposed Third Floor Plan; Proposed Roof Plan; Proposed Front Elevation; Proposed Rear Elevation; Existing Windows Photographic Survey; Window Schedule; Existing Windows Ventrolla Repair; Proposed Sash Window; Detail Sash Window; New glazing bar detail 01; Listed Building Consent Amendment; LGF Floor Build-Ups (Existing and Proposed); Existing Section AA; Proposed Section AA; Proposed Lower Ground Floor (slab detail).

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:

OS Map (Site Plan); Design and Access Statement; Proposed Lower Ground Floor (windows detail); Proposed Ground Floor Plan; Proposed First Floor Plan; Proposed Second Floor Plan; Proposed Third Floor Plan; Proposed Roof Plan; Proposed Front Elevation; Proposed Rear Elevation; Existing Windows Photographic Survey; Window Schedule; Existing Windows Ventrolla Repair; Proposed Sash Window; Detail Sash Window; New glazing bar detail 01; Listed Building Consent Amendment; LGF Floor Build-Ups (Existing and Proposed); Existing Section AA; Proposed Section AA; Proposed Lower Ground Floor (slab detail).

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 Reasons for granting listed building consent (delegated):

No.72 Albert Street is one of an irregular terrace of 20 houses, dating from 1844-45, and located within Camden Town Conservation Area. Its significance includes its architectural design and materials, floorplan, townscape value and its evidential value as a mid-nineteenth-century terraced building. The terrace was listed Grade II on 14 May 1974.

The proposed scheme involves the following work:

- Replacement of 20th century windows which have failed with new sash casements of appropriate design for the date of construction. All original sash windows will be retained.
- The removal of the 20th century floor slab at lower ground level to restore the original floor level. Underfloor insulation will be installed as part of this work.

This work is not considered to further harm to the significance of the building.

The application has been advertised in the press and by means of a site notice. Camden Town CAAC were consulted and had no objection to the proposal.

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 2021 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