

Application ref: 2023/2274/L  
Contact: Jessica McDonnell-Buwalda  
Tel: 020 7974 3844  
Email: Jessica.McDonnell-Buwalda@camden.gov.uk  
Date: 4 September 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mrs Kathryn Wingrove-Davey  
96 Albert Street  
London  
NW1 7NE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**96 Albert Street**  
**London**  
**Camden**  
**NW1 7NE**

Proposal:  
Replacement joinery to the 1980s rear conservatory and basement extension.

Drawing Nos: Location Plan; Design and Access Statement\_96 Albert Street; Heritage Statement\_96 Albert Street; Floorplan; Existing and Proposed Joinery Elevations\_96 Albert Street; Existing Photos

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:

Location Plan; Design and Access Statement\_96 Albert Street; Heritage Statement\_96 Albert Street; Floorplan; Existing and Proposed Joinery Elevations\_96 Albert Street; Existing Photos

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 The subject property at 96 Albert Street is one in a terrace of 15 houses that were constructed c.1845 and are Grade II Listed on the National Heritage List for England (No. 1378638). The site is also located in the Camden Town Conservation Area. The mid terrace dwelling is located on the east side of Albert Street and is two storeys with basement and a mansard roof with attic level windows. The building is constructed in London yellow stock brick with white rusticated stucco ground floor level, parapet and moulded architraved window surrounds. A basement and conservatory extension were approved in 1986 (8670243, 8670243, 8601181).

The proposed works relates to the replacement of joinery only located in the 1980s rear conservatory and basement extension with new timber framed double glazed units.

The replacement double glazed doors will be timber framed and traditionally fenestrated with solid lower panels and structural glazing bars. Therefore in this specific case, as the new units will be replacing modern joinery, are of an appropriate materiality and detail, and are not located in the bulk of the host building the double glazing can be accepted. It is therefore considered that there will be no harm posed to the special architectural and historic interest of the listed building or the character and appearance of the Conservation Area.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses.

- 2 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.

- 3 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 blue rectangular background.

Daniel Pope  
Chief Planning Officer