

Application ref: 2023/1541/L
Contact: Christopher Smith
Tel: 020 7974 2788
Email: Christopher.Smith1@camden.gov.uk
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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

Simon Peake
Didsbury Gate, Flat 160
16 Highmarsh Crescent
Manchester
M20 2AL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
28 Albert Street
London
NW1 7NU

Proposal:

Partial re-roofing of the building and associated repairs, subdivision of the first floor bathroom with a dressing room pod, reconfiguration of services/fitted joinery, and alterations to the rear extension comprising a rearranged planform, removal of the floorplate at first floor and addition of internal wall insulation (partially retrospective).

Drawing Nos: 28-PLA-EX-00, 28-PLA-EX-01, 28-PLA-EX-101 Rev. 03, 28-PLA-PR-102 Rev. 03, 28-PLA-RF-103 Rev. 00, 28-SEC-EX-201 Rev. 03, 28-SEC-EX-202 Rev. 03, 28-SEC-EX-203 Rev. 03, 28-SEC-PR-204 Rev. 03, 28-SEC-PR-205 Rev. 03, 22019_G251_E_00_001 Rev. C, 22019_Schedule Of Works Rev. D, 22019_G200_E_00_001 Rev. B, 22019_G200_E_00_002, 22019_G200_P_00_001 Rev. A, 22019_G200_E_02_001 Rev. B, 22019_G200_P_02_001 Rev. B, 22019_G200_P_03_001 Rev. A.

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: 28-PLA-EX-00, 28-PLA-EX-01, 28-PLA-EX-101 Rev. 03, 28-PLA-PR-102 Rev. 03, 28-PLA-RF-103 Rev. 00, 28-SEC-EX-201 Rev. 03, 28-SEC-EX-202 Rev. 03, 28-SEC-EX-203 Rev. 03, 28-SEC-PR-204 Rev. 03, 28-SEC-PR-205 Rev. 03, 22019_G251_E_00_001 Rev. C, 22019_Schedule Of Works Rev. D, 22019_G200_E_00_001 Rev. B, 22019_G200_E_00_002, 22019_G200_P_00_001 Rev. A, 22019_G200_E_02_001 Rev. B, 22019_G200_P_02_001 Rev. B, 22019_G200_P_03_001 Rev. A.

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 proposal is for the re-roofing of the building and associated repairs, subdivision of the first floor bathroom with a dressing room pod, reconfiguration of services/fitted joinery in the existing kitchen and bathroom facilities, and alterations to the 1980s rear metal-clad extension featuring a rearranged planform, removal of the floorplate at first floor and addition of internal wall insulation. Some of these works have already commenced and as such the application is partially retrospective.

The application site is a single-family dwelling house that is Grade II listed. It is one of a 13 property terrace in which all buildings are listed. It is also located within the Camden Town Conservation Area.

The terrace was constructed in c.1845 with yellow stock brick, rusticated stucco ground floors, and historic mansard slate roofs with dormers. In 1981 consent was granted for the construction of a three storey metal-clad rear extension with bespoke stepped fenestration, spiral stair and roof terrace (full and LBC permissions ref. K12/8/20/HB2602 and K12/8/20/31788). The extension was the architect Brian Taggart's own-build, and he worked with the notable architecture firm Grimshaw Architects who were pioneers of the HighTech architectural style. The terrace was listed in 1974 and consent granted in 1981 and therefore at the time the addition was considered a worthy addition to the terrace that would not harm the significance of the building.

The significance of the designated heritage asset is derived from the building's architectural treatment, internal planform and surviving historic fabric. It also makes a notable contribution to the group value of the uniform listed terraces on Albert Street, and character and appearance of the Camden Town Conservation Area. The HighTech extension is a rear example of the style that has been applied to an individual residential context and is representative of its time and type. The extension adds to Camden's stock of other notable HighTech style buildings designed by Grimshaw, including the Grade II Listed 1-12 Grand Union Canal Walk (Grade II, 1464061) Terrace Housing and Camden Sainsbury's Superstore (Grade II, 1463938), that were and constructed between 1986-88.

During the course of the assessment of this application the scope of works has been amended to address unconsented works that have been undertaken and to omit harmful parts of the scheme in order to better preserve the special interest of the Grade II Listed Building. This included revising the detailing of the dressing room, joinery detail and omitting all external works to the existing 1980s closet wing with the retention of the HighTech joinery fenestration pattern and aluminium cladding.

When the roof slates were stripped, the undamaged slates/ridge tiles were set aside and stored on site for reuse. The surviving original slates have been consolidated and relaid on the front roof slope, with any new slates necessary applied to the rear. New slates sourced are blue Welsh slates with matching dimensions and edge dressing. Damaged roof timbers are to have isolated spliced repairs where necessary. Each roof elevation will have x3 Nature Vents conservation vents set below the ridgeline. Due to water egress the existing ridge beam and isolated rafters were also found to be rotten. To reinforce the existing roof structure, new timbers will be strapped, spliced and noggined into the existing timber frame - retaining the fabric while providing improved structural integrity.

- 2 The proposed division of the first-floor master bathroom to include a walk-through dressing room will alter the traditional plan form of the building. However, the dressing room has been sympathetically detailed so that it will not extend to the full ceiling height (allowing a 330mm gap) so that the existing cornice and full extent of the ceiling plan can be read. It will have simple detailing to delineate the new joinery as a contemporary addition.

Doors to be fixed closed on the ground and first floors will not be plaster-boarded over so that these traditional joinery features and the spatial character of the rear rooms/hallway is retained. The reconfigurations of the kitchen and bathrooms will use existing service runs. Downlights will be removed and/or rationalised in the principal rooms with a more sympathetic surface mounted lighting scheme reinstated which is considered to be a heritage benefit of the scheme.

All the proposed internal alterations will be done in accordance with the provided Schedule of Works (Rev D) that, as outlined, will ensure that the remaining historic fabric is conserved and reinstated, and that the new works are sympathetically integrated.

Carrying out works to a Listed Building where prior consent has not been obtained is a criminal offence and is therefore not supported in the strongest possible terms. In this specific case however, it is considered that the amended scheme as is now proposed, which is partially retrospective, has sufficiently addressed the harm posed by the initial application and unauthorised works.

The Council's Conservation Officer has raised no objections to the proposals, following the amendments to the proposal. It is therefore considered that the proposal will adequately preserve the special architectural and historic interest of the listed building (including the rear addition), and as the roof will be reinstated like-for-like, there will be no external change to the building. The works would therefore preserve and enhance the significance of the listed building.

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.

The planning history of the site has been taken into account when coming to this decision. All comments received as part of the public consultation for the application have also been taken into account. The Camden Town CAAC objected to the application initially but following amendments to the proposed plans their objection was withdrawn. The 20th Century Society also objected initially but later also withdrew their objection once the plans were updated.

As such, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer