

Application ref: 2021/4565/L
Contact: David Fowler
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Date: 13 November 2023

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Town Hall
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www.camden.gov.uk/planning

Mr. Andrew Morris
70 Albert Street
London
NW1 7NR

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**70 Albert Street
London
NW1 7NR**

Proposal:

Restoration of front boundary and paving, insertion of staircase and partial infill of front lightwell and alterations to front basement lightwell.

Drawing Nos: Covering letter 7th Sept 2023, Existing and Proposed Elevation A - Front Basement Area, Existing and Proposed Elevation B - Front Basement Area, Existing and Proposed Elevation C - Front Basement Area, Existing and Proposed Front Elevation D, Existing and Proposed Basement Plans, Heritage Statement - Brian O'Reilly Architects.

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:

Covering letter 7th Sept 2023, Existing and Proposed Elevation A - Front Basement Area, Existing and Proposed Elevation B - Front Basement Area, Existing and Proposed Elevation C - Front Basement Area, Existing and Proposed Front Elevation D, Existing and Proposed Basement Plans, Heritage Statement - Brian O'Reilly Architects.

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 The reconstructed steps and replacement railings shall be constructed to match those found at Nos. 64 and 66 Albert Street.

All other new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 permission. [Delegated]

The current scheme involves the refurbishment and restoration of the front garden wall and paved garden surfaces of the host property, and erection of steps access to the basement area from the front garden, with general minor alterations to the front basement lightwell.

The Site is located on a street lined by Grade II listed buildings, and the proposed works seek to restore the front garden area of this listed building to be closer to its original state. The proposed works are considered to enhance the setting of the listed building as well as the contribution the property and garden makes to the character and appearance of the streetscape and thus of the conservation area. The alterations, including a new window, in the basement lightwell are minor and not visible from the street and will not harm the special character of the listed building.

An objection was originally received from the Camden Town CAAC, but they have withdrawn their objection following the receipt of more drawings and on the basis that a condition is attached requiring the reconstructed steps and replacement railings to match those found at 64 and 66 Albert Street. No other objections were received.

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 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan. The proposed development also accords with the London Plan 2021 and the NPPF 2021.

- 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.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 corner of the page.

Daniel Pope
Chief Planning Officer