

Application ref: 2023/2133/L
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Firstplan
Broadwall House
21 Broadwall
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**1 Albany Terrace
Park Square East
London
NW1 4DS**

Proposal:

Internal alterations to all floors, refurbishment of windows and front door and drainage works in front lightwell.

Drawing Nos: Design and Access Statement Rev B, Details of Investigation Works, Cover Letter, 296_32_60, 296_32_61, 296_32_62, 296_32_63, 296_32_70 Rev A, 296_32_71, 296_32_72, 296_32_74 Rev B, 296_32_75, 296_32_90 Rev C, 296_32_91 Rev A, 296_32_92 Rev A, 296_32_93 Rev A, 296_32_10.2, 296_32_09.2, 296_32_11.2, 296_32_12.2 Rev B, 296_32_13.2, 296_32_10 Rev B, 296_32_09, 296_32_11 Rev B, 296_32_12 Rev D, 296_32_13 Rev A, 296_32_14, 296_32_15, 296_32_10, 296_32_20 Rev B, 296_32_21 Rev B, 296_32_30, 296_32_31, 296_32_32, 269_32_10.1, 296_32_09.1, 296_32_11.1, 296_32_12.1 Rev B, 296_32_13.1 Rev 1, 296_32_01, 296_00_10, 296_00_09, 296_00_11, 296_00_12, 296_00_13, 296_00_14, 296_00_15, 296_00_20, 296_00_21, 296_00_30, 296_00_31, 296_00_32

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:

Design and Access Statement Rev B, Details of Investigation Works, Cover Letter, 296_32_60, 296_32_61, 296_32_62, 296_32_63, 296_32_70 Rev A, 296_32_71, 296_32_72, 296_32_74 Rev B, 296_32_75, 296_32_90 Rev C, 296_32_91 Rev A, 296_32_92 Rev A, 296_32_93 Rev A, 296_32_10.2, 296_32_09.2, 296_32_11.2, 296_32_12.2 Rev B, 296_32_13.2, 296_32_10 Rev B, 296_32_09, 296_32_11 Rev B, 296_32_12 Rev D, 296_32_13 Rev A, 296_32_14, 296_32_15, 296_32_10, 296_32_20 Rev B, 296_32_21 Rev B, 296_32_30, 296_32_31, 296_32_32, 296_32_10.1, 296_32_09.1, 296_32_11.1, 296_32_12.1 Rev B, 296_32_13.1 Rev 1, 296_32_01, 296_00_10, 296_00_09, 296_00_11, 296_00_12, 296_00_13, 296_00_14, 296_00_15, 296_00_20, 296_00_21, 296_00_30, 296_00_31, 296_00_32

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.

- 4 All final details of replacement cornicing to the ground floor dining room to be agreed subject to further investigation and, if found acceptable, to be approved in writing by the Local Authority prior to installation.

Reason: To safeguard the historic and architectural significance of the listed building.

Informative(s):

- 1 Reasons for granting consent-

The proposal involves the internal alterations to all floors, refurbishment of the front door and windows and drainage works in the front lightwell.

The works in part preserve and in part enhance significance of the grade I listed building and its internal features. There are several areas (kitchen and bedrooms) where no chimneypieces of any kind have remained. In these areas

it has been considered acceptable to install bolection mouldings because, although an anachronistic design for the period of the property, they do not replace either historic fabric or a more sympathetic modern design. Where the age of chimneypieces are uncertain they are retained and where they are of demonstrably modern date but correct appearance they are replaced with modern chimneypieces of appropriate design for the date of the property. There are areas of replacement skirting throughout but these are all in areas where no historic skirting survives and the proposed designs are considered appropriate to the style of the building. Some lightweight beading in relation to dados and picture rails is proposed which, although inappropriate to the date and style of the building, are on areas of gypsum plaster and therefore reversible and non-invasive to historic fabric.

To the first floor existing secondary glazing will be removed, underfloor heating and wall beading is proposed along with a chimney replacement, these works are considered to be acceptable in regards to the historic significance to the building

The second floor and attic level will have some floor plan changes but these are not considered significant and have been previously altered.

Externally there will be some works to the windows and minor changes to the drainage in the lower ground floor, the proposed external works are considered to be minimal and would not affect the significance of the building.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Regents Park CAAC raised an objection to the original proposal, however the CAAC withdrew their objection following circulation of the revised plans where a number of internal works were removed, namely the replacement of the internal handrail and fireplace. The site's planning history was taken into account when coming to this decision.

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

- 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', written in a cursive style.

Daniel Pope
Chief Planning Officer