

Our Ref: 22250/KM
Your Ref:
Email: kmatthews@firstplan.co.uk
Date: 16 February 2024

David McKinstry
Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

Dear David,

**LISTED BUILDING CONSENT APPLICATION
1 ALBANY TERRACE, LONDON, NW1 4DS**

We are instructed to submit the enclosed application in respect of further listed building alterations at 1 Albany Terrace. The application proposes:

“Replacement of fireplace to ground floor reception room and internal works to third floor”

The submission pack is comprised of:

- Completed Application forms;
- CIL form 1;
- Design and Access Statement by Flower Michelin;
- Heritage Statement (within this letter)
- Schedule of works from 2010 application with photographs showing previous fireplace

- Site Location Plan (Ref. 296-34-00);
- Block Plan (Ref. 296-34-01);

- Existing Ground Floor Plan (approved plan under construction) (Ref. 296-33-10A)
- Existing Third Floor Plan (approved plan under construction) (Ref. 296-33-13A)

- Ground Floor Demolition (Ref. 296-34-10.1)
(NB. No additional demolition proposed to third floor)

- Proposed Ground Floor Plan (Ref. 296-34-10);
- Proposed Third Floor (Ref. 296-34-13);

Background Information

1 Albany Terrace is a Grade I listed building, which is also within the Regent’s Park Conservation Area. The recent applications (2023/2133/L and 2023/1369/P) were supported by a heritage statement by Hinchliffe

Heritage which set out the history of the building and the development of this site. The main points with regard to the development of the house are:

- No 1 Albany Terrace was originally built to the design of John Nash in 1825 as part of a row of three townhouses.
- The property was altered approx. 1861 by James Pennethorne to include an additional room in the roof (which no longer survives).
- In approximately 1945 the properties (Nos 1 – 3) were divided into flats which resulted in alterations to the plan form.
- In approximately 1991 the properties were changed to offices use (Nos. 1 – 3 and 17, 19 and 24 Park Square East).
- In 2009 planning permission and listed building consent was granted for the conversion of the properties back into townhouses. This has been implemented with further works permitted in 2010.
- In January 2024 planning permission and listed building consent was granted for a refurbishment scheme . A material start has been made on the implementation of these consents, with work currently taking place on site.

The property as it now stands is therefore much altered from the original 19th century dwelling.

As a whole the property is of high heritage significance, which befits its grade I listing. The significance includes that it is an outstanding example of the Neo-classical architectural style which was popular in England in the early 19th Century. The architectural significance is primarily external, however it is noted that there is retention of the original staircase, substantially authentic floor plans (albeit that some have been altered), some traditional high status woodwork (albeit that much is non-original) and the internal fanlight.

Albany Terrace also has great historic and evidential value as an example of the work of John Nash, who, after a difficult start to his career, became one of the most prolific, influential and celebrated architects of the early-mid 19th C, notably for his individual buildings and civic design in London.

The ground floor has significance including grand high floor to ceiling heights, the internal fanlight and staircase. It has been altered overtime including a kitchen inserted into the larger room.

The third floor is the least prestigious floor, and was probably originally occupied by servants. It has the lowest floor to ceiling height and no decorative features. The plan form of this floor has been altered with the insertion of two small bathrooms.

Planning History

1 Albany Terrace

2023/2133/L and 2023/1369/P Internal alterations to all floors, refurbishment of windows and front door and drainage works in front lightwell granted in January 2024.

2010/3907/L -Internal alterations including installation of new partitions and associated interior renovation works to residential building (Class C3) granted in August 2010. It is noted that the approved scope of works for this application included A/C condenser units in the basement vaults with A/C throughout, new stone floors, downlights to many of the rooms, lights to the staircase, and new timber floors amongst many other items.

2008/5989/L and 2008/5681/P - Internal works associated with change of use from office use (Class B1) to residential use (Class C3) to create a dwellinghouse granted in April 2009

PS9804425 and LS9804427 –Installation of air conditioning unit to rear roof above first floor, together with associated internal alterations granted May 1998.

Planning Policy Context

The statutory development plan comprises the London Plan (2021) and the Camden Local Plan (2017). The National Planning Policy Framework (NPPF) (2023) and Camden Supplementary Planning Documents are also material considerations.

National Planning Policy Framework (NPPF) (2023)

The NPPF provides overarching planning policy guidance for development across England. **Paragraph 10** sets out that at the heart of the framework is a “*presumption in favour of sustainable development*”.

Paragraph 203 sets out that when determining applications affecting heritage assets, they should take account of:

“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

the desirability of new development making a positive contribution to local character and distinctiveness.”

Paragraph 205 outlines that when considering the impact of a proposed development on the significance of designated heritage, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

The London Plan (2021)

Policy HC1 “Heritage Conservation and Growth” details that development proposals which affect heritage assets, and their wider sections, should conserve significance by being sympathetic to the assets’ significance and appreciation with their surroundings. Development proposals should seek to avoid any negligible impact and identify enhancement opportunities by integrating heritage considerations at an early stage within the design process.

Camden Local Plan (2017)

Policy D2 requires development proposals to preserve and where appropriate enhance heritage assets and their settings including conservation areas and listed buildings. The council will resist development that includes loss of or harm to a heritage asset. Trees and garden spaces which contribute to the character, appearance and setting of the conservation area will also be preserved.

Proposals

The application scheme proposes a replacement fireplace to the front reception room. The proposed surround will be an original bolection design, which matches the approved design in the kitchen but is of black marble.

At third floor level, permission was previously granted for a new ensuite layout, the applicant would now like to install a pocket door to the newly permitted partition.

Impact of the Proposed Works

Ground floor fireplace

The submitted photographs in the schedule of works from the August 2010 application (ref: 2010/3907/L) show a simple marble fireplace, which at the time was proposed to be retained. However, that fireplace is clearly different to the one now in place on site.

The proposed design has been approved for the kitchen area and will bring greater cohesion to the ground floor. It will complement the character of the room and is appropriate for the period of building.

Third floor ensuite door

The plan form of the third floor layout has been heavily altered in the past with a bathroom and ensuite inserted into the centre of the plan form. In 2024 consent was granted to make alterations to the bathroom and ensuite layout including making a new door to Bedroom 2 within a new partition. The applicant would now like to install a pocket door within this opening. As this is a new partition there will be no loss of historic fabric. The door will sit next to fitted joinery and will therefore appear as a further piece of joinery which is not harmful to the character of the room.

Conclusion

The application follows a previous refurbishment scheme which is currently being implemented on site. During the course of the approved application several amendments to the scheme were made including the omission of replacing the ground floor fireplace on the basis that there was not sufficient information to prove that it was not original.

Since the approval further research has found photographs of the fireplace in this room prior to the 2010 refurbishment scheme. This confirms that the existing fireplace is not original and therefore there it is considered that the proposed replacement will cause no harm to the significance of the listed building.

The proposed pocket door to the new partition at third floor is also not considered harmful given that the ensuite is clearly a new insertion and no historic fabric is impacted on.

I trust that you have everything you require to validate the applications. If you have any questions, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'firstplan' in a cursive, lowercase style.

KATE MATTHEWS

Director

Enc.