

Application ref: 2023/5002/L  
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Date: 4 March 2024

**Development Management**  
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HVW Design  
47 Wynnstay Gardens  
London  
W8 6UT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat A**  
**77 Albany Street**  
**London**  
**Camden**  
**NW1 4BT**

Proposal:

Proposed internal alterations of the Ground Floor flat, relocating the kitchen and bedroom with associated new openings.

Drawing Nos: Location Plan; Heritage Statement; Existing and Proposed Plans\_77A  
Albany Street

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; Heritage Statement; Existing and Proposed Plans\_77A Albany Street

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 application building at 77A Albany Street is Grade II Listed as on the National Heritage List for England (No. 1378607), and is also located in the Regents Park Conservation Area. The terrace of eight houses were constructed in yellow stock brick with rusticated stucco ground floors in the early 19th century. In the 1980s the three-story terrace with basements was redeveloped from individual townhouses to flats (HB2942/R3, 1983). At this time the previous Ground Floor shop at No. 77 was converted into a flat. The subject works relate to this one-bed unit and are limited to internal alterations consisting of the relocation/swapping of the kitchen and bedroom facilities and the creation of new doorway openings.

The extent of the proposed works would be limited to fabric that was installed during the terraces 1980s redevelopment into flats. The new doors and relocated services will therefore impact only modern partitions, not result in the loss of historic fabric, or modify an intact original planform.

The proposed internal alterations are therefor not considered to pose harm to the special historic interest or significance of the Listed Building, and as there will be no external changes, the character and appearance of the Regents Park Conservation Area will also be preserved.

- 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.
- 4 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.
- 5 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](http://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



Daniel Pope  
Chief Planning Officer