














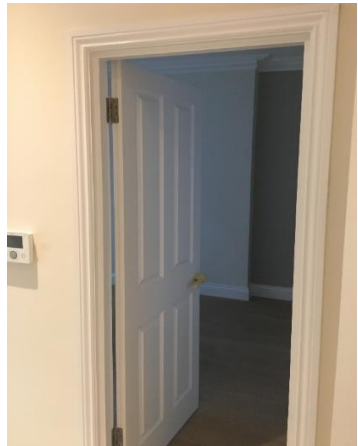
	<b>STEPHEN LEVRANT HERITAGE ARCHITECTURE Ltd.</b>  Project : 106 ALBERT STREET, LONDON NW1 7NE Revision: - Date: 01/12/2023 Initial: SH / SK	
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Schedule of works




Room / Location	Item	Enforcement issue	Photo / diagram (if required)	Gain Listed Building Consent (LBC) / Remedial Work (RW) / undecided (U)	Proposed Scope and Actions	Reference correspondence /material
EXTERIOR						
External (Front and Rear Elevations)	Repointing to brickwork	The Council have objected to the existing cement pointing as per the original enforcement letter.		RW	Repointing will be carried out with a lime based mortar and should be slightly recessed ensuring the brick is clearly visible.  Outline Method Statement for Repairs - Brickwork (Front and Rear Elevations) included as part of submission.	Agreed during Listed Building Consent Application.
External	Rear Boundary walls	The Council have objected to the existing rear boundary walls which have been covered by a horizontal close-boarded modern fence as per the original enforcement letter.		RW	Timber close-boarded fence on boundary wall to be removed. Existing brickwall to be topped up by a timber lattice/ slat, with reference to methods applied in the immediate surroundings (e.g., below). <b>Detailed design to be conditioned.</b> 	Requested by Council following listed building Consent Application.

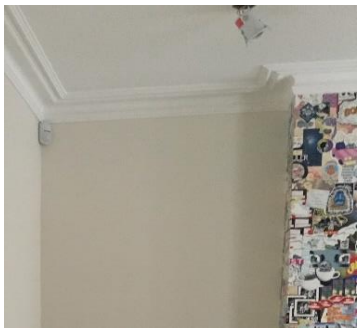


External: Rear at first, second, third floor;	Double glazed sash windows to the rear of property at first second and third floors	Windows should have integrated glazing bars with a putty finish and the horns should be omitted.		RW	<p>Front windows no action.</p> <p>Rear windows to be replaced as submitted drawings in Histoglass laminated glazing.</p> <p>Drawings have been amended and annotated to reflect the Council's comments.</p>	Agreed during Listed Building Consent Application in principle. Council comments following this have led to a requirement to amend the drawings.
BASEMENT						
Basement Stairwell (included within Room LG-01)	Glass balustrade to stairs	The Council have objected to the existing glass balustrade on the basis of it being out-of-character as per the original enforcement letter.		LBC (Conditioned)	<p>As per the drawings, the proposal is to reinstate a simple, 'utilitarian' balustrade. This will be timber with a simple timber handrail. <b>Details to be approved via conditions.</b></p> <p>Seemingly agreed on latest correspondence as detailed in the 'reference material' column, see right.</p>	Agreed during Listed Building Consent Application
Basement Stairwell (included within Room LG-01)	"Bottom tread of the staircase is angled"	The Council have objected to the layout of the basement stairs as they do not like the bottom step being angled as it is as per the original enforcement letter.		LBC, (proposal accepted retrospectively)	<p>Heritage Architecture were informed by email that the current arrangement is acceptable.</p> <p><i>"At basement level it is proposed to retain the spotlights, floor finish and bottom tread of the stairs. As this is a less significant part of the house these proposals are acceptable"</i></p>	<p>Email: From: Kristina Smith Sent: Monday, February 4, 2019 5:03 pm To: Francesca Cipolla Subject: RE: 106 Albert Street - Elevations</p>
Basement, throughout	Spotlights throughout and wall mounted lights	The Council have objected to unconsented spotlights and wall lights as per the original enforcement letter.		LBC, (proposal accepted retrospectively)	Heritage Architecture were informed by email that the spotlights are acceptable at basement level.	<p>Email: From: Kristina Smith Sent: 08 January 2020 10:55 To: Colette Hatton Subject: RE: 106 Albert Street</p>





Between Basement front and rear rooms LG-01 and LG-01	Downstand / Beam	The Council have objected to the removal of a downstand that was proposed between the basement main rooms but was never installed.		RW	It has been agreed that a false plasterboard downstand will be installed to reference the original layout. No beam is necessary.	Phone call between Sophie Hamiton and Colette Hatton, 13th July 2020
Basement. Lower Step	Historic Skirting Boards removed and replaced.	The Council have objected to replacent skirting throught the property as per the original enforcement letter.		LBC, (proposal accepted retrospectively)	The client should install new skirting <u>as shown on plans</u> as part of the current listed building consent. <b>The details are to be agreed under condition.</b> No replacement skirting is proposed at this level on the submitted plans.	Council Input to 2020 Schedule of Un-authorised 01 works, 26/01/2022
External	Rear Extension	A two storey glazed extension was consented in 2014. The rear extension was built differently from what was approved.		LBC, (proposal accepted retrospectively)	Council confirmed that rear extension is acceptable over email.	Email: From: Kristina Smith Sent: 08 January 2020 10:55 To: Colette Hatton Subject: RE: 106 Albert Street
<b>GROUND FLOOR</b>						
Ground Floor, throughout	Removal of suspended ceilings to principal rooms	The Council have objected to suspended ceilings as per the original enforcement letter.		RW	The client should remove the suspended ceilings <u>as shown on plans</u> as part of the current listed building consent.  Seemingly agreed on latest correspondance as detailed in the 'reference material' column, see right.	Email: From: Kristina Smith Sent: 08 January 2020 10:55 To: Colette Hatton Subject: RE: 106 Albert Street
Ground Floor, front and rear main rooms	Spotlights throughout and wall mounted lights	The Council have objected to unconsented spotlights and wall lights as per the original enforcement letter.		RW	The client should remove the spotlights and wall lights <u>as shown on plans</u> as part of the current listed building consent.  Seemingly agreed on latest correspondance as detailed in the 'reference material' column, see right.	Email: From: Kristina Smith Sent: 08 January 2020 10:55 To: Colette Hatton Subject: RE: 106 Albert Street


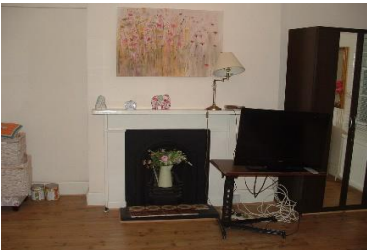


Ground floor, throughout	Historic Skirting Boards removed and replaced.	The Council have objected to replacent skirting throught the property as per the original enforcement letter.		LBC (Conditioned)	<p>The client should install new skirting <b>as shown on plans</b> as part of the current listed building consent. <b>The details are to be agreed under condition.</b></p> <p>Seemingly agreed on latest correspondance as detailed in the 'reference material' column, see right.</p>	<p>Email: From: Kristina Smith Sent: 08 January 2020 10:55 To: Colette Hatton Subject: RE: 106 Albert Street</p>
Ground floor, throughout	Floor Finish	The Council originally objected to the floor finish and stated that the previous finish must be exposed for inspection		LBC, (proposal accepted retrospectively)	The floor finishes as existing are accepted by the Council as per correspondance as detailed in the 'reference material' column, see right.	<p>Email: From: Kristina Smith Sent: Monday, February 4, 2019. 5.03pm To: Francesca Cipolla Subject: RE: 106 Albert Street</p>
Ground floor / external	External Door	The Council have objected to the rear entry door.		Approved 2017	No action. Already approved.	See drawing APA2017-22-05 revision A, approved 2017
Ground floor, throughout	Doors and door openings, internal	The Council have objected to the replacement modern doors and the modification to door openings from what has been approved.		LBC (Conditioned)	<p>The client should apply for new internal doors <b>as shown on plans</b> as part of the current listed building consent. <b>The details are to be agreed under condition.</b></p> <p>Seemingly agreed on latest correspondance as detailed in the 'reference material' column, see right.</p>	<p>Email: From: Kristina Smith Sent: 08 January 2020 10:55 To: Colette Hatton Subject: RE: 106 Albert Street</p>





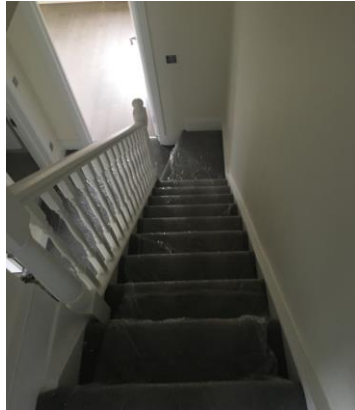
Hallway - Glass balustrade leading to lower ground floor	Glass balustrade / panelling to stairs	The Council have objected to the screen between ground floor and basement as per the original enforcement letter.		LBC (Conditioned)	<p>As per drawings, existing glass screen to be replaced with suitable painted timber panelling in keeping with the historic character of the house. <b>Details to be approved via conditions.</b></p> <p>Seemingly agreed on latest correspondence as detailed in the 'reference material' column, see right.</p>	<p>Email: From: Kristina Smith Sent: 08 January 2020 10:55 To: Colette Hatton Subject: RE: 106 Albert Street</p>
Ground Floor, front room only	Reinstatement of Fireplace to chimneybreast	The Council have objected to the removal of the fireplace(s) at ground floor level as per the original enforcement letter.	<p><b>PRESENT</b></p>  <p><b>FORMER</b> <i>image dated 2013</i></p> 	LBC (Conditioned)	<p>As per drawings, the fireplace in the front room should be replaced to the design of previous photo evidence. <b>Details to be approved via conditions.</b></p> <p>Rear room fire place - no action.</p> <p>Seemingly agreed on latest correspondence as detailed in the 'reference material' column, see right.</p>	<p>Email: From: Kristina Smith Sent: 08 January 2020 10:55 To: Colette Hatton Subject: RE: 106 Albert Street</p>

FIRST FLOOR						
First Floor, see drawings	Removal of suspended ceilings to principal rooms (with integrated spotlights)	The Council have objected to suspended ceilings with integrated spotlights as per the original enforcement letter.		LBC (Conditioned)	The client should remove the suspended ceilings <b>as shown on plans</b> as part of the current listed building consent, to reveal any historic cornices. Seemingly agreed on latest correspondence as detailed in the 'reference material' column, see right.	Email: From: Colette Hatton Sent: 08 January 2020 10:55 To: Kristina Smith Subject: RE: 106 Albert Street
First Floor, see drawings	Doors and door openings, internal	The Council have objected to the replacement modern doors and the modification to door openings from what has been approved.		LBC (Conditioned)	The client should apply for new internal doors <b>as shown on plans</b> as part of the current listed building consent. <b>The details are to be agreed under condition.</b>	Email: From: Colette Hatton Sent: 08 January 2020 10:55 To: Kristina Smith Subject: RE: 106 Albert Street
First Floor, see drawings	Security doors	The Council have objected to the security doors at first floor level as per the email on 8th February (see correspondence as detailed in the 'reference material' column, see right)	<i>Removed from proposals</i>	<i>Removed from proposals</i>	Security doors have been omitted from the scheme, and from the latest drawing set dated Dec 2023.	Email: From: Kristina Smith Sent: Monday, February 4, 2019. 5.03pm To: Francesca Cipolla Subject: RE: 106 Albert Street
First Floor, front room only	Fitted cupboards	The Council have objected to the built-in wardrobe at first floor level as per the original enforcement letter.		RW	The client should remove the fitted wardrobes to the front room <b>as shown on plans</b> as part of the current listed building consent.  Seemingly agreed on latest correspondence as detailed in the 'reference material' column, see right.	As submitted for Listed Building Consent. Not discussed since
First Floor, front room only	Reinstatement of Fireplace to chimneybreast	The Council have objected to the removal of the fireplace(s) at first floor level as per the original enforcement letter.	<i>N/A</i>	<i>No works</i>	As per the submitted heritage statement, there is no archival information relating to the fire places at first floor. The date that they were removed is unknown and could be pre or post listing. <u>Therefore, no replacement is proposed.</u>	N/A

First Floor, see drawings	New floor finishes	The Council originally objected to the floor finish and stated that the previous finish must be exposed for inspection		LBC, (proposal accepted retrospectively)	The floor finishes as existing are accepted by the Council as per correspondance as detailed in the 'reference material' column, see right.	Email:From: Kristina Smith Sent: Monday, February 4, 2019. 5.03pmTo: Francesca CipollaSubject: RE: 106 Albert Street
First Floor, see drawings	New skirting	The Council have objected to replacent skirting throught the property as per the original enforcement letter.		Partial RW / Partial LBC, (proposal accepted retrospectively)	The client should install new skirting as shown on plans as part of the current listed building consent. <b>The details are to be agreed under condition.</b> Seemingly agreed on latest correspondance as detailed in the 'reference material' column, see right.	Email:From: Colette HattonSent: 08 January 2020 10:55To: Kristina Smith Subject: RE: 106 Albert Street
<b>SECOND FLOOR</b>						
Second Floor, see drawings	Doors and door openings, internal	The Council have objected to the replacement modern doors and the modification to door openings from what has been approved.		LBC (Conditioned)	The client should apply for new internal doors <b>as shown on plans</b> as part of the current listed building consent. <b>The details are to be agreed under condition.</b>	Email:From: Colette HattonSent: 08 January 2020 10:55To: Kristina Smith Subject: RE: 106 Albert Street
Second Floor, see drawings	Removal of suspended ceilings to principal rooms (with integrated spotlights)	The Council have objected to suspended ceilings with integrtated spotlights as per the original enforcement letter.		Partial RW / Partial LBC, (proposal accepted retrospectively)	Council have confirmed they are agreeable to retain the ceiling at this level.	Council Input to 2020 Schedule of Un-authorised 01 works, 26/01/2022

Second Floor, front room only	Reinstatement of Fireplace to chimneybreast	The Council have objected to the removal of the fireplace(s) at second floor level as per the original enforcement letter.	PRESENT CONDITION 	LBC (Conditioned)	As per drawings, the fireplace in the front room should be replaced to the design of previous photo evidence. Details to be approved via conditions.  Rear room fire place - no action.  Seemingly agreed on latest correspondance as detailed in the 'reference material' column, see right.	Email:From: Colette HattonSent: 08 January 2020 10:55To: Kristina Smith Subject: RE: 106 Albert Street
			FORMER image dated pre-2002 			
Second Floor, front room only	Fitted cupboards	The Council have objected to the built-in wardrobe at first floor level as per the original enforcement letter.		RW	The client should remove the fitted wardrobes to the front room as shown on plans as part of the current listed building consent. Seemingly agreed on latest correspondance as detailed in the 'reference material' column, see right.	As submitted for Listed Building Consent. Not discussed since
Second Floor, see drawings	Layout	The Council have objected to the implemented layout being different from the approval	N/A	LBC	Heritage Architecture were informed by email that the current arrangement is acceptable. <i>"Although the partitioning of the front room is regrettable, the configuration is less harmful than the 2014 consented scheme and is therefore considered acceptable".</i>	Email: From: Kristina Smith Sent: 08 January 2020 10:55 To: Colette Hatton Subject: RE: 106 Albert Street
THIRD FLOOR						
Third Floor Throughout	New internal doors – details to be conditioned	The Council have objected to the replacement modern doors and the modification to door openings from what has been approved.		LBC (Conditioned)	The client should apply for new internal doors as shown on plans as part of the current listed building consent. <b>The details are to be agreed under condition.</b>	Email:From: Colette HattonSent: 08 January 2020 10:55To: Kristina Smith Subject: RE: 106 Albert Street



Third Floor Throughout	New floor finishes and skirting	The Council have objected to replacent floor finishes and skirting throught the property as per the original enforcement letter.		RW	The floor finishes as existing are accepted by the Council as per correspondance as detailed in the 'reference material' column, see right.	As submitted for Listed Building Consent. Not discussed since
Third Floor Throughout	Suspended ceilings and spotlights	The Council have objected to suspended ceilings as per the original enforcement letter.		LBC, (proposal accepted retrospectively)	As per the drawings submitted for listed building Consent, it is not proposed to remove the suspended ceilings and spotlights at third floor.It is understood that this is accepted by the Council	Email:From: Maida KaiserSent:24 February 2020 16:24To: Colette HattonSubject: RE: Albert Street
Third Floor Lobby and Stair	Third Floor - Staircase	The Council have objected to the implemented layout being different from the approval		LBC	Council have confirmed that the staircase can be retained.	Email:From: Colette HattonSent: 22 November 2023 15:52 To: Francesca Cipolla. Subject: RE: 106 Albert Street - Site Visit
Third Floor Throughout	Third Floor Layout	The Council have objected to the implemented layout being different from the approval	N/A	LBC, (proposal accepted retrospectively)	Heritage Architecture were informed by email that the current arrangement is acceptable. "The proposed alterations to the plan form are to some degree regrettable. However, the proposed partitions in the front room are much improved as they no longer cut across the fireplace and the new bathroom is smaller than in the 2014 consented scheme".	Email:From: Colette HattonSent: 08 January 2020 10:55To: Kristina Smith Subject: RE: 106 Albert Street