

Application ref: 2024/0090/L
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Date: 18 March 2024

Development Management
Regeneration and Planning
London Borough of Camden
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3rd Floor
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WC1N 3QA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat B
57 Albert Street
London
NW1 7LX

Proposal:

Replacement of ground floor rear window and door with 2 sets of double doors and installation of Juliet balcony and associated minor interior works.

Drawing Nos: (Prefix 400-DWG) 000 rev P2, 001 rev P2, 002 rev P2, 003 rev P2, 050 rev P2, 051 rev P2, 052 rev P2, 100 rev P2, 101 rev P2, 102 rev P2, 300 rev P2, 310 rev P2, Heritage Impact Assessment Rev 2 prepared by Studio Astragal dated March 2024, Statement of Heritage Significance Rev 1 prepared by Studio Astragal dated March 2024, Design and Access Statement Rev 2 dated March 2024

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:

(Prefix 400-DWG) 000 rev P2, 001 rev P2, 002 rev P2, 003 rev P2, 050 rev P2, 051 rev P2, 052 rev P2, 100 rev P2, 101 rev P2, 102 rev P2, 300 rev P2, 310 rev P2, Heritage Impact Assessment Rev 2 prepared by Studio Astragal dated March 2024, Statement of Heritage Significance Rev 1 prepared by Studio Astragal dated March 2024, Design and Access Statement Rev 2 dated March 2024

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 57 Albert Street is a Grade II listed terraced house in the Camden Town Conservation Area. Its significance includes its architectural design and materials, planform, evidential value as 19th century terraced house and its townscape value including its positive contribution to the character and appearance of the conservation area and the setting of neighbouring listed buildings.

External Works

The alterations to the external door and window at rear ground floor level are considered acceptable, as they are modern and form part of the 20th century rear extension. The replacement external door will be a double-glazed timber frame unit, retaining the same opening width and lintel. The replacement window with double-glazed timber framed Juliet balcony will also retain the same opening width, while lowering the lintel to align with the external door. The works are considered minor and will therefore not have any impact on the significance of the listed building or the setting of its neighbours. There is a small Juliet style black metal railed platform fixed to the front of the newly formed window and does not meaningfully alter the scale or general form of the 20th century extension and is thus considered acceptable.

Interior Works

The works affect the rear ground floor room of the original house and the adjoining part of the 20th century rear extension, and include demolishing the modern partition between the bathroom and the living room and flat's entrance hall and strip out the existing bathroom; formation of new stud partition walls to the bathroom and entrance hall including formation of a coat cupboard and install new bathroom fittings and finishes; demolishing a surviving section of

historic stud partitioning and a section of modern stud partitioning between the living room and the kitchen and installation of a steel beam supported on steel posts; demolish a modern brick supporting pier and replace it with a steel column encased in plaster skimmed plasterboard; the structure above the demolished historic stud partition is to be supported by a horizontal downstand steel beam encased in plaster skimmed plasterboard supported on the new steel column at its rear end and a steel post concealed within the new stud partition wall.

It is considered that on balance and given the relatively minor scale of the works, the proposals do not result in harm to the special architectural and historic interest of the Grade II listed building. The proposed works do not enhance the character and appearance of the conservation area, neither do they harm it. Therefore the contribution which the site makes to the character and appearance of the conservation area is preserved.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017, and with policies of the London Plan 2021 and the 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.
- 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 above the typed name and title.

Daniel Pope
Chief Planning Officer