

Application ref: 2023/4680/L
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gacl
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
69 Albert Street
London
Camden
NW1 7LX

Proposal:
Reinstatement of first floor balcony and railings to front elevation of building following its collapse.

Drawing Nos: Site location plan (Planning Portal Reference: PP-12551720v2);
1218/01; Structural Report (Dated September 2023); Design, Access and Heritage
Statement;

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:

Site location plan (Planning Portal Reference: PP-12551720v2); 1218/01; Structural Report (Dated September 2023); Design, Access and Heritage Statement;

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) New brackets to underside of proposed balcony

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 Reasons for granting listed building consent:

The application building is a grade II listed building, dating from the mid nineteenth century. It is one of twenty seven town houses, three storeys in height above a basement.

The building's special interest is partly derived from its front façade due to its architecture, façade hierarchy and its contribution to the wider terrace and townscape. The first floor balcony, with decorative cast iron railings, is an important feature of this composition.

Unfortunately the previous balcony on the building failed and was taken down as it was unsafe. Such an occurrence is not uncommon on this type of building. It is proposed to reinstate the balcony using a reconstituted stone and the salvaged railings. Reconstituted stone will have the same surface texture as the original and, as it will be painted to match the stucco, will be indistinguishable from the original.

As it is not possible to embed the balcony into the façade in the same manner

as the existing, five brackets are proposed underneath which will provide support. Brackets are not uncommon features on these balconies, where repairs have previously taken place, and will allow it to be safely used.

The special interest of the listed building has therefore been preserved.

A site notice and press notice were published. Camden Town CAAC was also consulted. No responses have been received.

The site's planning history was taken into account when arriving at 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 policy D2 of the Camden Local Plan 2017 and policy D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer