

Application ref: 2018/4901/P
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Date: 30 April 2024

Development Management
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Heritage Architecture Ltd
62 British Grove
Chiswick
W4 2NL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
106 Albert Street
London
NW1 7NE

Proposal:
Erection of two storey rear extension, glazed balustrade in rear garden and alterations to rear boundary treatment (part retrospective).

Drawing Nos: Location map by Ordnance Survey, SLHA_Albert Street 106_Heritage Statement_ADDENDUM_Rev A_2023 Dec, SLHA_Albert Street 106_Heritage Statement_FULL 11.10.2018_Part1, SLHA_Albert Street 106_Heritage Statement_FULL 11.10.2018_Part2, SLHA_Albert Street 106_Heritage Statement_FULL 11.10.2018_Part3, SLHA_Albert Street 106_Method Statement (brickwork) 01.12.2023, Histoglass-Brochure-MONO-Systems, SLHA_Albert Street 106_Schedule of Works 01.12.2023, SLHA_Albert Street 106_Full Planning LBC_102-EXISTINGPLANS_REV A, SLHA_Albert Street 106_Full Planning LBC_202_PROPOSED PLANS_REV B, SLHA_Albert Street 106_Full Planning LBC_203-DETAILS_Rev A, SLHA_Albert Street 106_Full Planning LBC_300_EXISTING AND PROPOSED ELEVATIONS_Rev B.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location map by Ordnance Survey, SLHA_Albert Street 106_Heritage Statement_ADDENDUM_Rev A_2023 Dec, SLHA_Albert Street 106_Heritage Statement_FULL 11.10.2018_Part1, SLHA_Albert Street 106_Heritage Statement_FULL 11.10.2018_Part2, SLHA_Albert Street 106_Heritage Statement_FULL 11.10.2018_Part3, SLHA_Albert Street 106_Method Statement (brickwork) 01.12.2023, Histoglass-Brochure-MONO-Systems, SLHA_Albert Street 106_Schedule of Works 01.12.2023, SLHA_Albert Street 106_Full Planning LBC_102-EXISTINGPLANS_REV A, SLHA_Albert Street 106_Full Planning LBC_202_PROPOSED PLANS_REV B, SLHA_Albert Street 106_Full Planning LBC_203-DETAILS_Rev A, SLHA_Albert Street 106_Full Planning LBC_300_EXISTING AND PROPOSED ELEVATIONS_Rev B.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 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.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

106 Albert Street is a Grade II Listed building that forms part of a listed terrace of 15 houses built in 1845. Set over four floors with an additional basement, the building is constructed from yellow stock bricks with a rusticated ground floor, timber frames sash windows and a roof of slate.

Unauthorised works have been carried out at the site and therefore part-retrospective consent is sought to regularise those works. As a result of extensive conversation with the Council the proposed works are considered acceptable. Retrospective consent is required in terms of the rear extension and replacement windows to the front façade, and a number of other changes are now proposed, as required by the Council, to rectify harm caused. These changes include re-pointing to the front and rear elevations (to be with lime mortar and slightly recessed), replacement of the close-boarded fencing to the rear with an appropriate boundary fence (details of which have been conditioned) and replacement of windows to the rear façade with Histoglass laminated glazing (details of which have been conditioned).

Overall, the proposed works are not considered to have a negative impact on the architectural significance of the existing listed building, the works would preserve the special interest of the Grade II Listed building and the character and appearance of the surrounding Camden Town Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and the listed building under s.66 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

In terms of neighbouring amenity, the rear extension is considered proportionate in size and mass, not resulting any undue harm to neighbouring properties in terms of outlook or material loss of light. The roof terrace at first floor level is enclosed on each side by a boundary treatment, a wall with fencing above, and therefore surrounding habitable windows are suitably protected from materially harmful overlooking.

This is due to the modest nature of the proposals and the focus on refurbishing and improving the existing features without an increase in floor area or any radical change.

No objections have been raised but the Camden Town CAAC submitted comments which were taken into account as part of the detailed discussions undertaken with the Council. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposal is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposal also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 Your proposals may be subject to control under the Party Wall etc Act 1996

which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 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) 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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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