

Application ref: 2018/5431/L
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Heritage Architecture Ltd
62 British Grove
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**106 Albert Street
London
NW1 7NE**

Proposal:

Erection of two storey rear extension, glazed balustrade in rear garden, alterations to rear boundary treatment and internal alterations (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 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 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.

- 3 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
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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) Typical details of boundary fence within the rear garden at a scale of 1:10 including materials and finish.

b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

d) Plan, elevation and section drawings of all new skirting boards at a scale of 1:10 with details at a scale of 1:1.

e) Plan, elevation and section drawings of all new fireplaces at a scale of 1:10

with details at a scale of 1:1.

f) Typical details of the balustrade and panelling leading from ground to basement level at a scale of 1:10 including materials and finish

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 consent:

106 Albert Street is a Grade II Listed building that forms part of a 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 framed sash windows and a slate roof.

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, replacement windows to the front façade and some internal alterations. A number of other changes are now proposed, as required by the Council, to rectify harm caused. Externally 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 and replacement of windows to the rear façade with Histoglass laminated glazing. Internally, works will include replacement of fireplaces, the balustrade and glazed panelling leading from ground to basement level will be replaced and the reinstatement of the downstand at basement level.

A number of conditions are attached to the consent to ensure the works are carried out in an appropriate manner, these include details of the boundary fence within the rear garden, replacement windows, details of the internal balustrade and panelling from ground to basement level, replacement skirting, replacement doors and the new fireplaces.

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

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposal is in general accordance with Policy 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 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 2023.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer