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Date: 24 May 2024

Jessica McDonnell-Buwalda
Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

Dear Jessica,

LISTED BUILDING CONSENT APPLICATION 1 ALBANY TERRACE, LONDON, NW1 4DS

We are instructed to submit the enclosed application in respect of further listed building alterations at 1 Albany Terrace. The application proposes:

“New drainage run to second floor to connect with existing service vent pipe to rear lightwell”

The submission pack is comprised of:

- Completed Application forms;
- CIL form 1;
- Design and Access Statement by Flower Michelin (including photographs);
- Heritage Statement (within this letter)

- Site Location Plan (Ref. 296-35-00);
- Block Plan (Ref. 296-35-01);

- Existing Second Floor Plan (approved plan under construction) (Ref. 296-33-12D)
- Existing Rear Elevation (approved plan under construction) (Ref. 296-33-32)

- Demolition Second Floor Plan (Ref. 296-35-12.1);
- Demolition Rear Elevation (Ref. 296-35-32.1);

- Proposed Second Floor Plan (Ref. 296-35-12);
- Proposed Rear Elevation (Ref. 296-35-32);

Background Information

1 Albany Terrace is a Grade I listed building, which is also within the Regent’s Park Conservation Area. The recent applications (2023/2133/L and 2023/1369/P) were supported by a heritage statement by Hinchliffe Heritage which set out the history of the building and the development of this site. The main points with regard to the development of the house are:

- No 1 Albany Terrace was originally built to the design of John Nash in 1825 as part of a row of three townhouses.
- The property was altered approx. 1861 by James Pennethorne to include an additional room in the roof (which no longer survives).
- In approximately 1945 the properties (Nos 1 – 3) were divided into flats which resulted in alterations to the plan form.
- In approximately 1991 the properties were changed to offices use (Nos. 1 – 3 and 17, 19 and 24 Park Square East).
- In 2009 planning permission and listed building consent was granted for the conversion of the properties back into townhouses. This has been implemented with further works permitted in 2010.
- In January 2024 planning permission and listed building consent was granted for a refurbishment scheme . A material start has been made on the implementation of these consents, with work currently taking place on site.

The property as it now stands is therefore much altered from the original 19th century dwelling.

As a whole the property is of high heritage significance, which befits its grade I listing. The significance includes that it is an outstanding example of the Neo-classical architectural style which was popular in England in the early 19th Century. The architectural significance is primarily external, however it is noted that there is retention of the original staircase, substantially authentic floor plans (albeit that some have been altered), some traditional high status woodwork (albeit that much is non-original) and the internal fanlight.

Albany Terrace also has great historic and evidential value as an example of the work of John Nash, who, after a difficult start to his career, became one of the most prolific, influential and celebrated architects of the early-mid 19th C, notably for his individual buildings and civic design in London.

The second floor forms part of the overall significance, following the hierarchy of spaces. However, it has been altered over time including the insertion of ensembles and dressing rooms when originally converted into a house, which are being reconfigured as part of the January 2024 consents.

Planning History

1 Albany Terrace

2024/0636/L Replacement of the ground floor reception room fireplace, and reconfiguration of the third floor bathroom granted in April 2024.

2023/2133/L and 2023/1369/P Internal alterations to all floors, refurbishment of windows and front door and drainage works in front lightwell granted in January 2024.

2010/3907/L -Internal alterations including installation of new partitions and associated interior renovation works to residential building (Class C3) granted in August 2010. It is noted that the approved scope of works for this application included A/C condenser units in the basement vaults with A/C throughout, new stone

floors, downlights to many of the rooms, lights to the staircase, and new timber floors amongst many other items.

2008/5989/L and 2008/5681/P - Internal works associated with change of use from office use (Class B1) to residential use (Class C3) to create a dwellinghouse granted in April 2009

PS9804425 and LS9804427 –Installation of air conditioning unit to rear roof above first floor, together with associated internal alterations granted May 1998.

Planning Policy Context

The statutory development plan comprises the London Plan (2021) and the Camden Local Plan (2017). The National Planning Policy Framework (NPPF) (2023) and Camden Supplementary Planning Documents are also material considerations.

National Planning Policy Framework (NPPF) (2023)

The NPPF provides overarching planning policy guidance for development across England. **Paragraph 10** sets out that at the heart of the framework is a “*presumption in favour of sustainable development*”.

Paragraph 203 sets out that when determining applications affecting heritage assets, they should take account of:

“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

the desirability of new development making a positive contribution to local character and distinctiveness.”

Paragraph 205 outlines that when considering the impact of a proposed development on the significance of designated heritage, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

The London Plan (2021)

Policy HC1 “Heritage Conservation and Growth” details that development proposals which affect heritage assets, and their wider sections, should conserve significance by being sympathetic to the assets’ significance and appreciation with their surroundings. Development proposals should seek to avoid any negligible impact and identify enhancement opportunities by integrating heritage considerations at an early stage within the design process.

Camden Local Plan (2017)

Policy D2 requires development proposals to preserve and where appropriate enhance heritage assets and their settings including conservation areas and listed buildings. The council will resist development that

includes loss of or harm to a heritage asset. Trees and garden spaces which contribute to the character, appearance and setting of the conservation area will also be preserved.

Proposals

The application scheme proposes a new drainage run to second floor to connect with existing service vent pipe to rear lightwell.

Impact of the Proposed Works

The plan form of the second floor layout was significantly altered in the past when the property was converted back into a house, with a bathroom inserted into the centre of the plan form and partitions for a dressingroom etc. It is currently undergoing further alterations as part of the January 2024 consent which included repositioning the bathroom and therefore requires relocating the soil vent pipe.

During the works it has been found that owing to the positioning of the joists, it would require significant alteration to the joists to connect back to the existing route. A new route is therefore required.

The route proposed is the shortest service route and has minimum internal disruption. It requires a single penetration to the rear brick façade and a pipe on the face of the brick work connecting into existing black riser.

The connection into the existing black rise is in a lightwell which has little visibility from neighbouring properties and the conservation area.

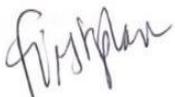
Given the scale of the works the proposals are not considered to harm the significance of the listed building or wider conservation area.

Conclusion

The application follows a previous refurbishment scheme which is currently being implemented on site. As part of the detailed design works it has been found that a new soil vent pipe route is required. The route chosen is practical and is discretely located, ensuring no harm to the heritage assets.

I trust that you have everything you require to validate the applications. If you have any questions, please do not hesitate to contact me.

Yours sincerely,



KATE MATTHEWS

Director

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