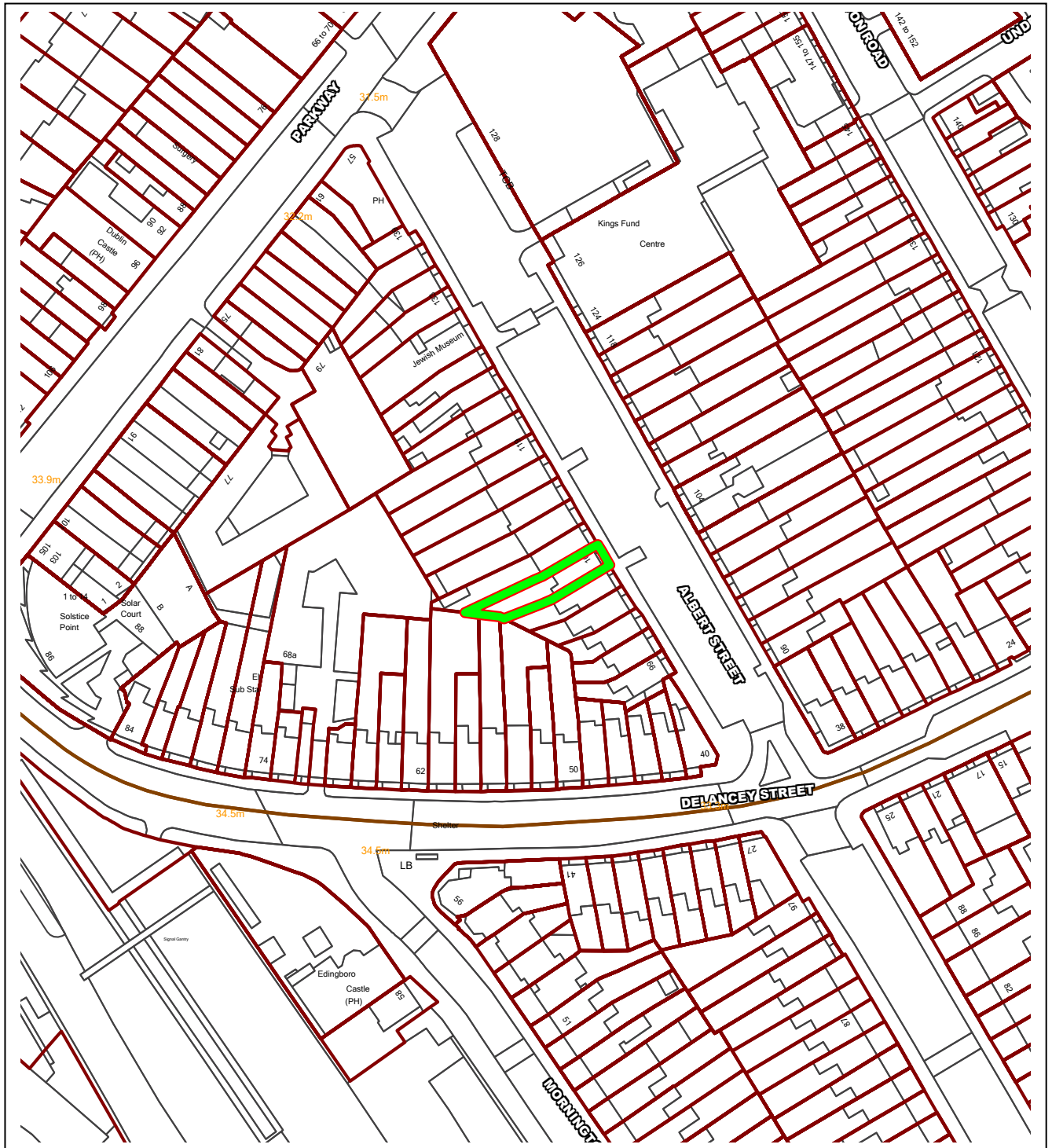
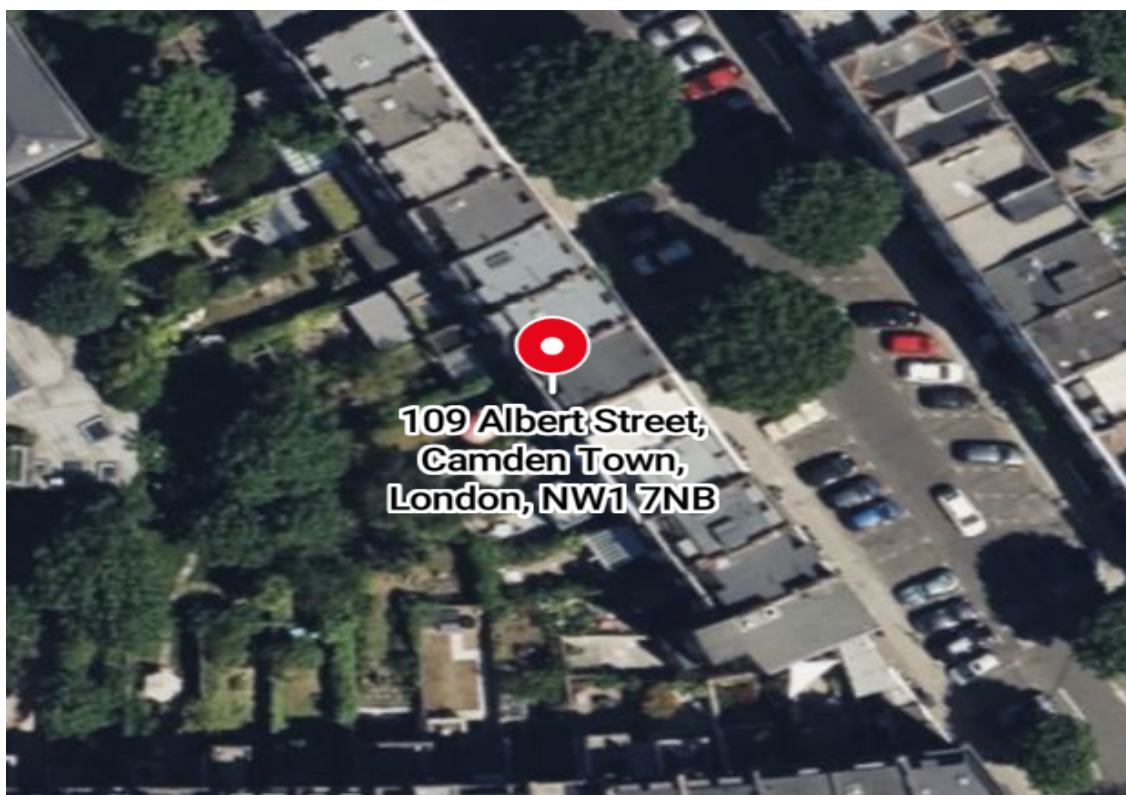


# 109 Albert Street - 2022/2135/L



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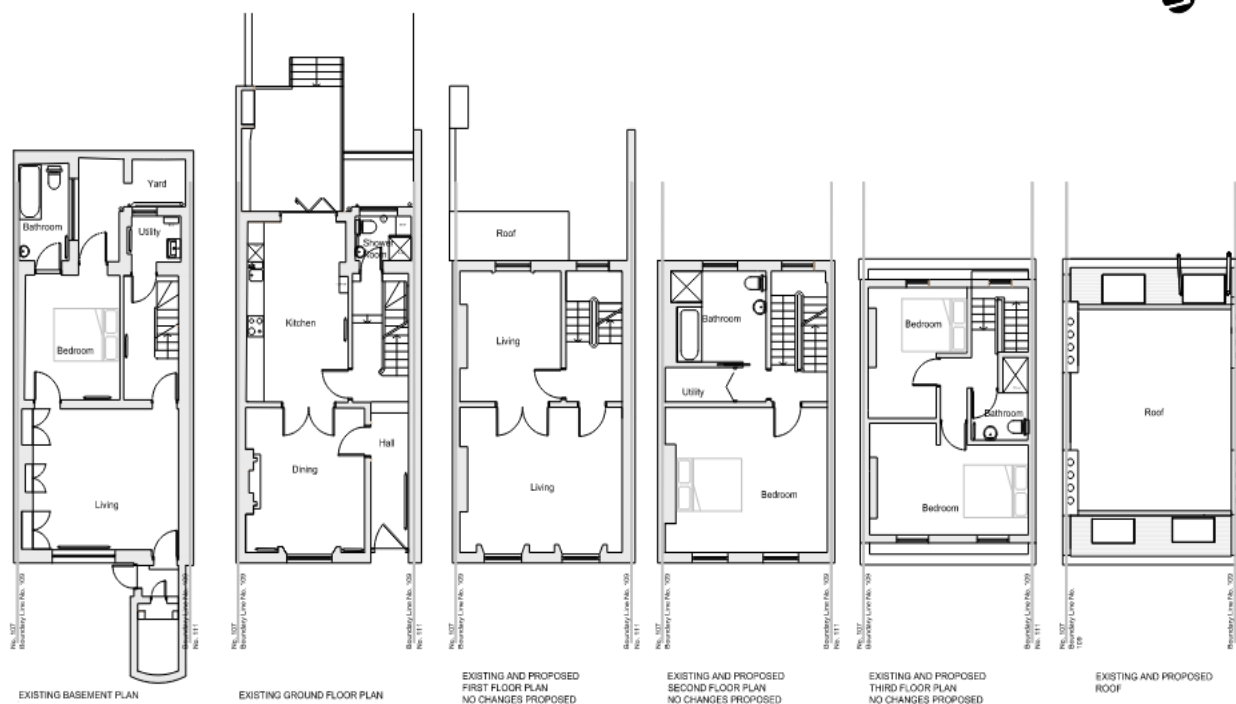
## 2022/2135/L - 109 Albert Street



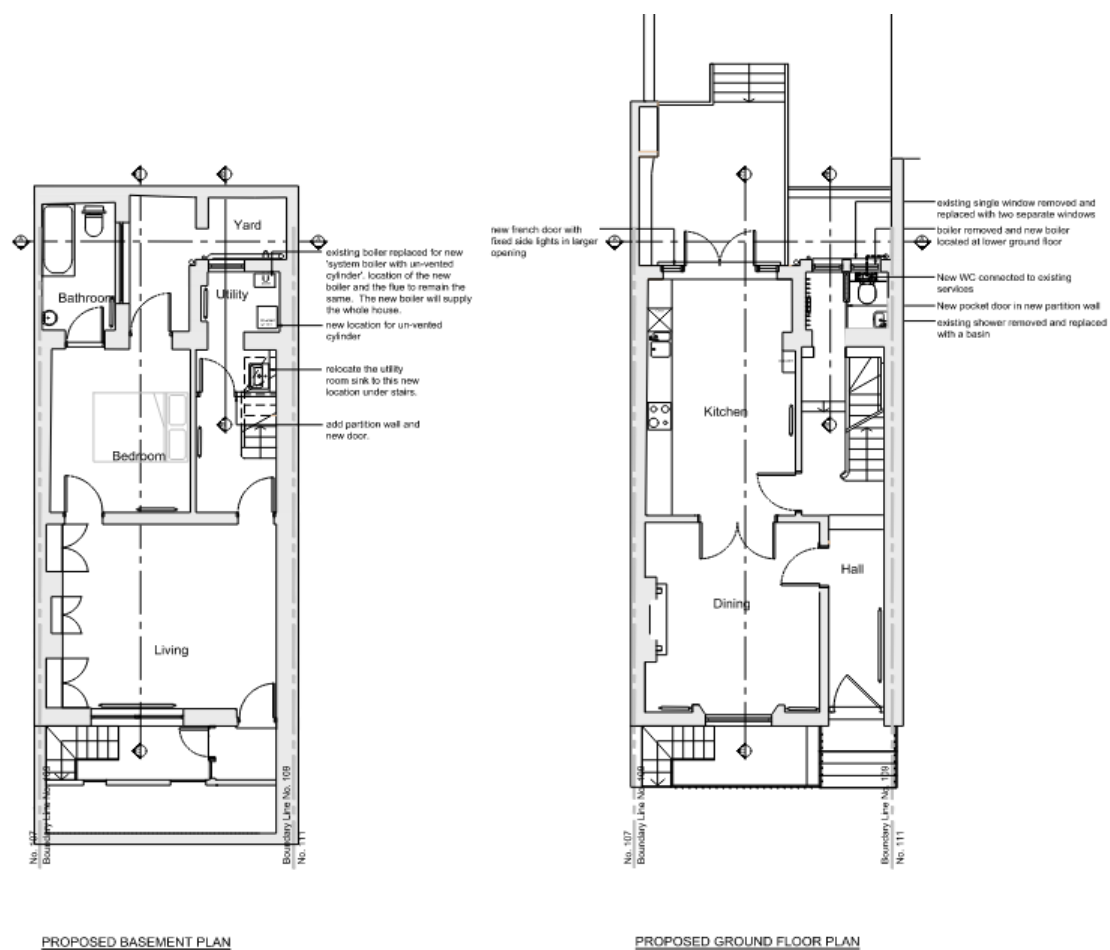
1. Ariel View



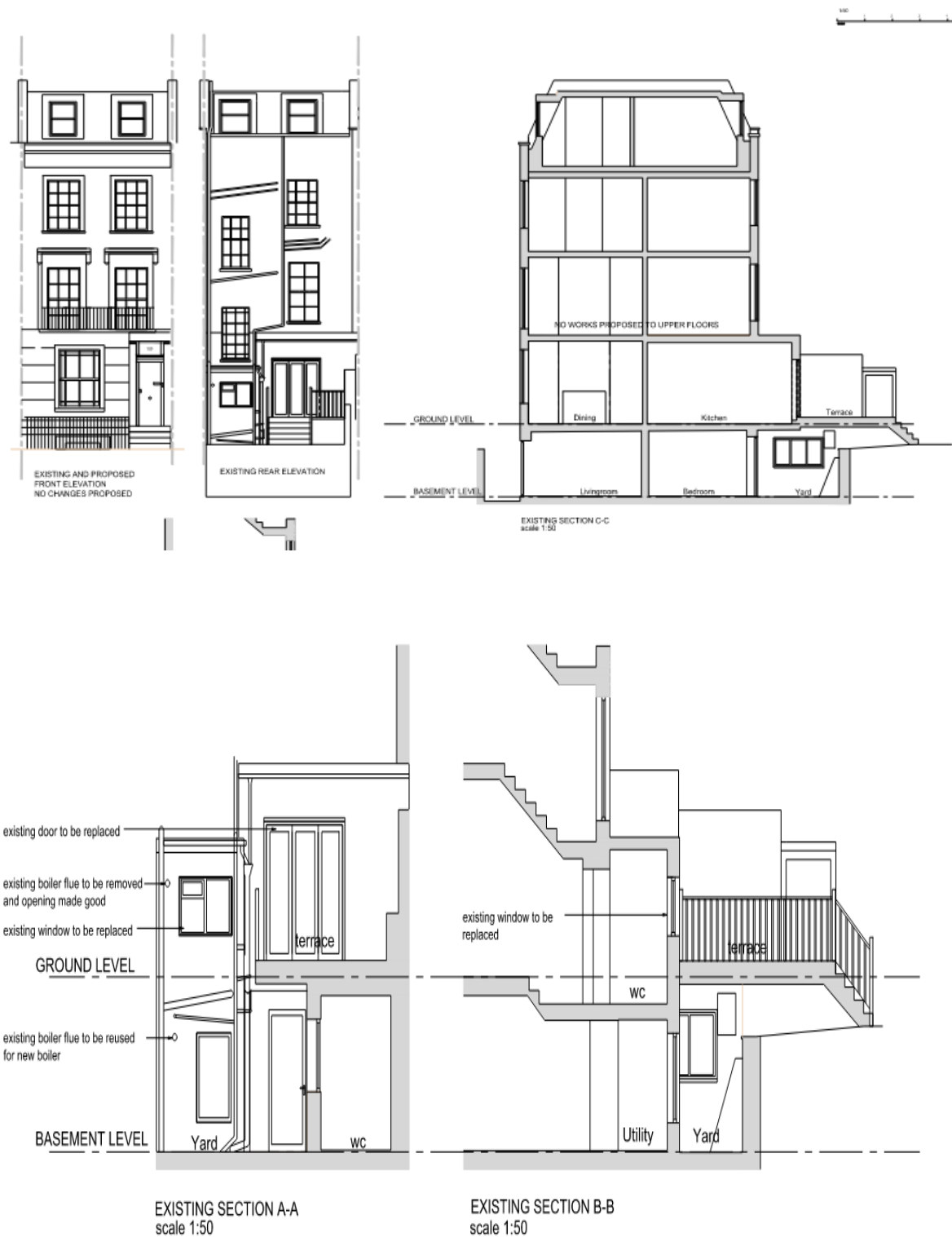
2. Front Elevation



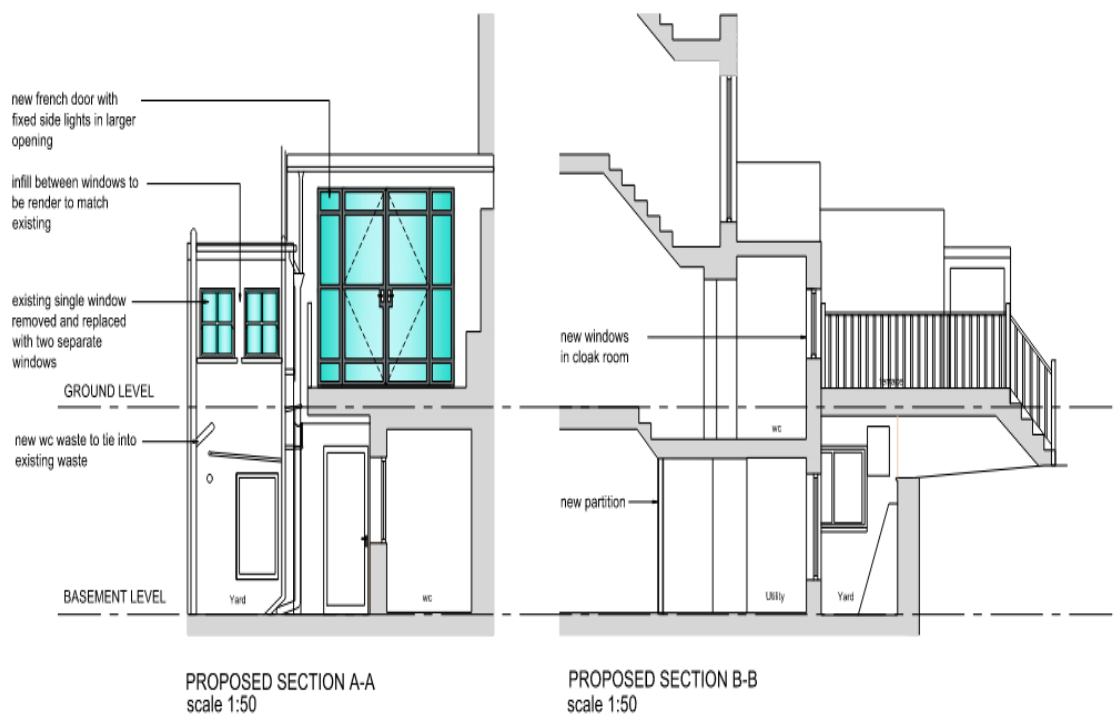
### 3. Existing Floor Plans



### 4. Proposed Floor Plans



## 5. Existing Elevations and Sections



## 6. Proposed Elevation & Section Drawings

<b>Delegated Report</b>  (Members Briefing)		<b>Analysis sheet</b>		<b>Expiry Date:</b>	26/02/2024
		N/A		<b>Consultation Expiry Date:</b>	N/A
<b>Officer</b>			<b>Application Number(s)</b>		
Sonia Cupid			2022/2135/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
109 Albert Street London NW1 7NB			See decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Replacement of rear double door and single rear window with two windows at ground floor level and internal alterations.					
<b>Recommendation(s):</b>		Grant conditional consent			
<b>Application Type:</b>		Listed Building Consent			



Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informative:						
Consultations						
Adjoining Occupiers:			No. of responses	01	No. of objections	01
Summary of consultation responses:	Press Notice -23/06/2022 – 17/07/2022 Site Notice - 17/06/2022 – 11/07/2022  No comments received.					
CAAC comments:	<p>One letter of objection has been received from Camden Town Conservation Area Advisory Committee</p> <p><u>Objection to original proposals:</u></p> <p>Whilst the CTCAAC considers that the proposed external changes to the fenestration are considered acceptable, there are some internal changes that are not adequately described and that therefore cause concern:</p> <p>"We will re-purpose the chimney breast by locating the cooker in this alcove": members note that there is no mention of what happens with the fireplace which is indicated in the current dining room (is it original and will it be swapped to the rear room even though that appears to have had its chimney breast removed previously?). Moving this fireplace, if original and in situ, would be resisted.</p> <p>Also "We will re-purpose existing swing doors between the dining and kitchen as pocket doors. The existing dining area does have cornices and these will be retained for the new kitchen area. Where we propose to box in the pocket doors the cornices will be removed and reused on the new wall." The pocket doors will result in unnecessary damage to original cornicing in the front room. The cornices in these houses cannot be easily 'removed and reused' as they are run in situ and it is not necessary to do so if the doors are retained as they are but hinged together to fold to one side only. The creation of pocket doors is not necessary and does not preserve the historic fabric of the building.</p> <p><b>Case officer's response:</b> <i>The application has been revised during the course of the application to remove the elements which Camden Town CAAC objected to, namely, the relocation of the kitchen to the front of the property at ground floor level, the replacement of existing swinging doors with pocket doors, the works to the chimney breast and removal of the traditional fireplace.</i></p>					

## Site Description

109 Albert Street is a three storey Grade II Listed building situated in a row of terraced houses located in the Camden Town Conservation Area.

The listing describes the property as part of a, "Terrace of 12 houses. c1845. Yellow stock brick, (Nos 111 & 121, painted) and rusticated stucco ground floors. No.119, 2nd floor refaced. Nos 99-107 & Nos 115-119 with C20 attic dormers, some in slated mansard roofs. 3 storeys and basements. 2 windows each. Doorways with stucco pilasters carrying entablatures, pilaster-jambs carrying cornice heads; fanlights and panelled doors. No.121 with architraved surround. Recessed sashes; Nos 101-115 ground floors with margin glazing. Upper floors with architraved sashes; 1st floors with console-bracketed cornices and cast-iron balconies (No.99, 1st floor casements). Stucco cornice and blocking course (Nos 103 & 119, cornice cut back). INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spike finials to areas."

## Relevant History

**2022/0230/P** - Replacement of rear double door and single rear window with two windows at ground floor level. **Granted - 30/10/2023**

***NB: This application granted planning consent for the external works subject to this listed building consent application.***

**2015/2163/L** - Erection of mansard roof extension with dormer windows to front. Internal alterations at basement and loft level including erection of new internal staircase. Grade II Listed. **Granted – 29/05/2015**

**2015/1789/P** - Erection of mansard roof extension including the installation of front dormer windows. **Granted - 29/05/2015**

**LE9800120** - Submission of details of slates to be used pursuant to condition 02 of the Listed Building consent dated 3rd October 1997, (Reg No. PE97) **Granted - 24/03/1998**

**LE9700625** - Renewal of roof coverings. As shown on drawing Nos1126/01A, 2 and A4 sheets of black and white photos. **Granted – 3/10/1997**

## Relevant policies

**National Planning Policy Framework 2023**

**The London Plan 2021**

**Camden Local Plan 2017**  
D2 Heritage

**Camden Planning Guidance (CPG)**  
CPG Design (January 2021)  
CPG Home Improvements (January 2021)

**Camden Town Conservation Area appraisal and management plan 2007**

## Assessment

### 1. Proposal

- 1.1. Listed building consent is sought for the replacement of rear double door with a larger double door on ground floor dining level, replacement of a single rear window with two windows at the ground floor WC, a new boiler on basement level, relocate a basin to



make room for new boiler in utility space on basement level, and addition of a partition wall to utility room on basement level.

- 1.2. It is relevant to note that full planning permission has already been granted for the proposals subject to this application, see application reference: 2023/0230/P.

## **Revisions**

- 1.3. Following advice from officers the following elements were removed from the proposals:
- Relocating the kitchen to the front of the ground floor;
  - Removal of the fireplace and surround from the front ground living room;
  - Removal of the opening up of the chimney breast to insert oven and extractor hood;
  - Replacement of the double doors between the living spaces at ground floor level with pocket doors; and
  - Removal of cornicing within the front ground floor living room.

## **2. Assessment**

2.1. The principal considerations in the determination of the listed building consent are:

- The design and impact of the proposal on the special architectural or historic interest of the listed building.

### **2.1.2. Design and Heritage**

2.1.3. Local Plan policy D2 (Heritage) states that to preserve or enhance the borough's listed buildings, the Council will resist proposals for alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building.

2.1.4. The proposal is to replace the single glazed timber window and door at ground floor level on the rear elevation with a new timber French doors and fixed side lights and two double glazed timber sash windows. Internally the proposal also includes a basement level utility, and reconfigured WC/shower room at ground floor.

2.1.5. The application has been revised during the course of the application to omit the relocation of the kitchen to the front of the property at ground floor level, the removal of the double doors and removal of the traditional fireplace.

2.1.6. The existing window and doors form part of a non-original extension to the building. The fenestration is therefore non-original and their design is not in keeping with the fenestration of the building. Therefore, the loss of these features is considered acceptable.

2.1.7. The existing rear single timber double casement window will be replaced with two new timber sashed double glazed windows. The sash windows would be of a design which is in keeping with the fenestration of the existing building, and whilst they would be double glazed and have a thicker frame than the original windows elsewhere at the property they would result in enhancement to the listed building.

2.1.8. The existing rear timber bi-fold doors shall be replaced with new double glazed timber French doors and fixed side lights; there will have an increase in width and height but placed in the same location as the existing doors. Although the design is not a style in keeping with the original design of the building it is replacing a modern door and the proposed simple design will read as a modern intervention which compliments the existing fenestration.

2.1.9. Detailed window and door sections will be secured by condition to ensure glazing bars are integral and details are appropriate.

2.2.0. The alterations to the rear elevations are considered acceptable as all proposed works are sympathetic to the listed host building.

2.2.1. Internally located at secondary basement level, the proposed additional partition and door added in the hallway to create a utility room under the stairs is not considered to pose harm to significant planform or fabric. Alterations to the existing shower to create a WC are confined within a later rear addition and would also not impact historic fabric. With the previously proposed relocation of the kitchen to the front dining room omitted, the works are now considered supportable from a heritage perspective.

2.2.2. 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.

2.2.3. Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the listed building in accordance with Policy D2 of the Camden Local Plan.

### 3. Recommendation

#### 3.1 Grant conditional Listed Building Consent

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 27<sup>th</sup> May 2024 nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/2135/L  
Contact: Fast Track SC  
Tel: 020 7974 4444  
Email: [Sonia.Cupid@Camden.gov.uk](mailto:Sonia.Cupid@Camden.gov.uk)  
Date: 21 May 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

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Parallel Lines Designs  
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Kent  
Whitstable  
CT5 1JH  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**109 Albert Street**  
**London**  
**NW1 7NB**

# DECISION

Proposal: Replacement of rear double door and single rear window with two windows at ground floor level and internal alterations.

Drawing Nos: Site Location Plan, Design & Access Statement; Heritage Statement; 21004-00; 21004-01A; ; 21004-03; Revise Drawings - 21004-02D; ; 21004-04D;

The Council has considered your application and decided to grant 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, Design & Access Statement; Heritage Statement; 21004-00; 21004-01A; ; 21004-03; 21004-01A; 21004-02B; 21004-04B; Revise Drawings - 21004-02D; ; 21004-04D;

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 Before the relevant part of the work is begun, detailed drawings in respect of the windows and door, including sections at 1:10 (including jambs, head and cill, ventilation grills), shall be submitted to and approved in writing by the local planning authority:

The relevant part of the works shall be carried out in accordance with the details thus approved.

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 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.

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

Chief Planning Officer