

Application ref: 2024/1504/L
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Basement Design Studio
Maple Court (suite 17)
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
94 Albert Street
London
Camden
NW1 7NE

Proposal:
Erection of new timber garden shed within the garden
Drawing Nos: Drawing Nos: 17-011-06 Sheet 1, 17-011-06 Sheet 2, Sheet 1, Heritage
Design & Access 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: 17-011-06 Sheet 1, 17-011-06 Sheet 2, Sheet 1, Heritage Design & Access 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.

Informative(s):

- 1 Listed Building Consent is sought for the erection of a new timber garden shed at the far end of the rear garden. The shed would be 3m by 3.5m with a height of 2.5m. It would be set on top of an existing concrete base and it would be set in from all surrounding boundaries.

The relevant planning considerations are addressed under the contemporaneous planning application 2024/1369/P.

The shed will be constructed of treated timber cladding, EPDM roofing and have front glazed windows, providing a modern appearance. The shed will be set over 18m from the back of the grade II listed building. Given the distance to the listed building it is not considered the new shed would have a detrimental effect on the setting of the listed building or its historic fabric.

The planning history of the site has been taken into account when coming to 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. The proposed development also accords with the London Plan 2021 and 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 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer