

Application ref: 2024/2143/L
Contact: David McKinstry
Tel: 020 7974 1204
Email: David.McKinstry@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**1 Albany Terrace
Park Square East
London
Camden
NW1 4DS**

Proposal:

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

Drawing Nos: Site location plan; Design and Access Statement; Planning Letter containing Heritage Statement; Drawings numbered: 296-35-01; 296-33-12D; 296-33-32; 296-35-12.1; 296-35-32.1; 296-35-12; 296-35-32

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:

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 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.

Informative(s):

- 1 Site and Significance

1 Albany Terrace is a GI listed building in the Regent's Park Conservation Area. Its significance includes its special architectural and historic interest as a Regency house and its positive contribution to the character and appearance of the conservation area.

Impact of Proposed Works on Significance

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

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 and the existing pipe run the proposals are not considered to harm the significance of the listed building or wider conservation area.

The site's planning history has been taken into account when making 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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