

Application ref: 2024/3278/L
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Date: 23 September 2024

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10-12 Emerald Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat B, 57 Albert Street
London
NW1 7LX

Proposal:

Variation of Condition 2 (Approved Plans) of listed building consent 2024/0090/L dated 25/03/2024 for 'Replacement of rear window and door. Associated minor interior works', namely for alterations to the ground floor rear Juliet balcony.

Drawing Nos: (Prefix 400-DWG) 000 rev P2, 001 rev P2, 002 rev P2, 003 rev P2, 050 rev P2, 051 rev P2, 052 rev P2, 100 rev P3, 101 rev P3, 102 rev P3, 300 rev P2, 310 rev P2, Heritage Impact Assessment Rev 2 prepared by Studio Astragal dated March 2024, Statement of Heritage Significance Rev 1 prepared by Studio Astragal dated March 2024, Design and Access Statement Rev 2 dated March 2024

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:

(Prefix 400-DWG) 000 rev P2, 001 rev P2, 002 rev P2, 003 rev P2, 050 rev P2, 051 rev P2, 052 rev P2, 100 rev P3, 101 rev P3, 102 rev P3, 300 rev P2, 310 rev P2, Heritage Impact Assessment Rev 2 prepared by Studio Astragal dated March 2024, Statement of Heritage Significance Rev 1 prepared by Studio Astragal dated March 2024, Design and Access Statement Rev 2 dated March 2024

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 Reasons for granting listed building consent.

An application for replacement of a rear window and door, as well as associated minor interior works, was granted consent on 18/03/2024 under ref. 2024/0090/L. Works have not yet commenced, and the subject application seeks to amend the approved proposal. The proposed amendments to the approved scheme are limited to replacement of the approved Juliet balcony at rear with a large window. The window will be double-glazed timber framed and feature the same decorative brick lintel as the approved scheme. No internal amendments are proposed.

The variations are considered appropriate in heritage and conservation terms would preserve the character and appearance of the Grade II listed host property and the Camden Town Conservation Area. The Camden Town CAAC have been consulted and have not provided a response.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its features of special architectural or historic interest.

As such, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017, and with policies of 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 the National Planning Policy Framework.

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