

Application ref: 2024/3824/L  
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**Development Management**  
Regeneration and Planning  
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Brian O'Reilly Architects  
31 Oval Road  
Camden  
NW1 7EA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**42 Albert Street**  
**London**  
**Camden**  
**NW1 7NU**

Proposal:

Conversion of two self-contained flats into a single-family dwelling, involving relocation of the lower ground entrance door, demolition of a small lower ground extension, replacement with a sash window, enlargement of the rear patio door, and rear ground floor window to the outrigger, along with internal alterations

Drawing Nos: PROPOSED/562-101-P Rev:A (Proposed Ground and lower ground floor plan); EXISTING/562-201-E (Existing Front and Side elevation); EXISTING/562-103-E (Existing third floor and roof plan); EXISTING/562-200-E (Existing Street and rear elevations); EXISTING/562-102-E (Existing First and Second Floor Plans); EXISTING/562-101-E (Existing Upper and Lower Ground Floor Plans); PROPOSED/562-102-P (Proposed first and second floor plans); PROPOSED/562-103-P (Proposed third floor and roof plan); PROPOSED/562-200-P Proposed Street and rear elevations); PROPOSED/562-201-P (Proposed Front and Side elevations); Location Plan; Design and access statement including Heritage statement

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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:

PROPOSED/562-101-P Rev:A (Proposed Ground and lower ground floor plan); EXISTING/562-201-E (Existing Front and Side elevation); EXISTING/562-103-E (Existing third floor and roof plan); EXISTING/562-200-E (Existing Street and rear elevations); EXISTING/562-102-E (Existing First and Second Floor Plans); EXISTING/562-101-E (Existing Upper and Lower Ground Floor Plans); PROPOSED/562-102-P (Proposed first and second floor plans); PROPOSED/562-103-P (Proposed third floor and roof plan); PROPOSED/562-200-P (Proposed Street and rear elevations); PROPOSED/562-201-P (Proposed Front and Side elevations); Location Plan; Design and access statement including Heritage 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.

- 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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) elevation, section and plan of new doors

b) elevation, section and plan of new windows.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent

The application site comprises a two-storey plus roof space, mid-terrace property located on eastern side of Albert Street at No. 42, which has been split into two flats (1 x 3 bedrooms and 1 x 1 bedroom). The application property is within a terrace of 13 houses on the eastern side of Albert Street built c1845. The buildings are of yellow stock brick with rusticated stucco ground floors. The buildings are flat fronted and 2 windows wide with cast iron balconies to the first floor. The buildings are Grade II listed and are within the Camden Town Conservation Area.

The proposal includes the conversion of two self-contained flats into a single-family dwelling, including the relocation of the lower ground entrance door, removal of a small lower ground extension, and replacement of the existing lower ground extension with a sash window. Internal alterations include the addition of new stairs in the rear outrigger to connect the lower ground and ground floors, as well as the relocation of the kitchen from the rear room on the ground floor to the front room, however it has received objection from conservation officer regards the relocation of kitchen would bring detrimental impacts on the listed building, therefore applicant agreed to remove the proposed relocation on this proposal.

The proposed internal works will focus on refurbishment, providing an opportunity to enhance the overall quality of the Grade II listed building and the quality of the internal historic environment in a sympathetic manner. The addition of staircase would enhance the internal connection between lower and upper ground floor, providing improvement on the listed building. The alterations would not significantly affect the character of the building or the wider streetscape. The proposal would not result in any overall harmful increase in terms of the internal materials impact and listed building.

Regards the external works, the alteration to external is not expected to alter the appearance of the listed building and wider conservation area, as main part of the external works relates to like for like replacement and restoration of existing materials. The proposals have been reviewed by the Council's Conservation Officer, who considers that, due to the size and nature of the proposals, the impact is neutral, and they would preserve the character and appearance of this Grade II listed building. A recommended condition has been attached to secure the details. This condition requires the submission and written approval of detailed drawings or material samples by the local planning authority prior to the commencement of the relevant work. The impact of the external alterations is assessed as part of the associated application for planning permission (ref. 2024/3375/P).

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.

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

As such, the proposed development is in general accordance with Policy D2

of the London Borough of 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.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer