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Our ref: 2024/2520/PRE
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 London Borough of Camden
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Dear Emma Green,

PRE-APPLICATION ADVICE LETTER

79 Albert Street, London, NW1 7LX

Thank you for submitting a pre-planning application enquiry for the above property. The required fee of £2,054.00 was received on 20/06/2024.

1. Proposal

Demolition of the existing two-storey rear extension and erection of an enlarged replacement extension at lower ground floor level and a new ground floor extension, installation of new staircase arrangement to the rear and internal alterations at basement, ground and first floor level.

2. Site Description

This application relates to a 4-storey terraced house, located on the western side of Albert Street NW1. The property is part of a Grade II listed terrace of 27 houses at 45-97 Albert Street and is located within the within the Camden Town Conservation Area.

The subject building is arranged over four floors. The property is of brick build construction with painted, timber-framed windows. It has a two-storey rear addition located at ground floor level with a green roof. The existing rear addition is a timber frame construction consisting of large windows which are single glazed. The agent confirmed that the extension currently has no insulation and this is contributing to energy loss.

3. Relevant Planning History

Not applicable

4. Policies

National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development
 D1 Design
 D2 Heritage

Camden Planning Guidance (2021)

CPG (Design)
 CPG (Amenity)
 CPG (Home improvements)

Camden Town Conservation Area Appraisal and Management Strategy

5. Assessment

The planning considerations material to the determination of this assessment are as follows:

- Design and Heritage
- Sustainability/Biodiversity
- Trees and Vegetation
- Construction Management Plan
- Amenity

6. Design and Heritage

Relevant legislation and policies

The application site is within the Camden Town Conservation Area and is Grade II Listed Building. As such, the Council has a statutory duty, under sections 66 and 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), to pay special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the conservation area.

Paragraph 205 of the National Planning Policy Framework (NPPF) guides that: *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”*. Paragraph 202 then guides that: *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”) are relevant. Section 16(2) provides that in considering whether to grant listed building consent for any works to a Listed Building special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

Paragraph 208 of the NPPF states that: *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”*.

The effect of these sections of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.

Assessment

Pre-application advice is sought for the demolition of the existing two-storey rear additions and the construction of a new two-storey extension over the lower and ground floors, the installation of new staircase arrangement to the rear and internal alterations at basement, ground and first floor level.

External Works

The proposed replacement two-storey extension would be approximately 700mm deeper and would be a similar width to the existing extension. Thus, the proposed extension would remain as a subservient addition to the host building. The proposed extension would be a lightweight timber frame construction supported by the existing brickwork walls on the lower ground floor and timber columns will be exposed with a natural finish.

The principle of the demolition works for the existing rear addition is considered acceptable in design terms given the existing rear extension is a later addition and given its dilapidated state the alterations being proposed here would enhance the building character and appearance.

The proposed ground floor wall would consist of shiplap cladding with matches the extension being replaced the extension would also consist of large double-glazed for improved thermal and acoustic insulation. The wall at lower ground floor would be constructed using brick limewashed render paint finish with a new door opening proposed.

It's proposed to install a new, clear double-glazed roof light to the main roof of the existing dwelling which would provide natural light and ventilation to the second floor bathroom. This would also be used for maintenance access from the roof and the proposed new roof light would not extend above parapet level.

A powder-clad metal fascia will shield the roof gutter, offering a consistent horizontal roof edge. On the rear wall of the existing house, it is proposed to remove redundant soil and vent pipes, uncluttering this elevation and changes to the interior of the original house are limited to minor layout changes and updating of finishes and fittings. Ceiling heights will be kept as existing. The stair will be maintained and re-finished whilst the agent confirmed that the bathrooms would be designed to utilise existing drainage pipe routes and the waste which is shown on the first floor plan.

The existing paved courtyard would be lowered by approximately 150mm with new external staircase proposed between the lower ground and ground floors. The proposed new staircase arrangement would introduce a series of timber steps with a brick tile plinth hardstanding with two external steps also installed to the rear of the property. New channel drainage is also proposed to the external courtyard. As submitted the pre-application submission lacks comparable existing side and rear elevation drawings to show the details of the side and rear elevations and whilst no objection is raised to the design of the hard landscaping treatment, comparable drawings would be required if an application is submitted.

No objection is raised to the ground floor extension in terms of its bulk and scale. The design of the rear extension would be an enhancement to the existing, the fully glazed fenestration treatment to the flank elevation would be replaced with partial glazing which is an appropriate design approach that would break up the large expansion of glazing along the flank elevation.

Internal Works

The existing vault would be tiled at lower ground floor. At ground floor level the existing timber flooring would be retained where possible and a new timber screen is proposed between the stairwell and the dining room.

The first floor ensuite bathroom would be refitted and new cornices are proposed to the bedroom. The rear bedroom would be “squared off” and the internal stairs would be altered with new partition arrangement to the bathroom and internal staircase. Overall, the proposal is not considered to alter the historic layout of the property and are reversal and is considered acceptable in this instance.

7.0 Sustainability and Biodiversity

Policies A3, CC1 and CC2 seeks to enhance biodiversity in the borough. The Council would expect the development to provide benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed.

Consideration should be given for the installation of a green roof on the proposed extension which would have good insulation properties whilst improving the biodiversity, the green roof can also help in reducing carbon around your property and enhanced amenity. It should be worth noting that the installation of a green roof is a good way to address any impacts upon water run-off and groundwater flows.

The Biodiversity Gain Requirements (Exemptions) Regulations 2024 sets out a list of application types that are exempt or temporarily exempt from needing to create a biodiversity net gain. As this application is a householder application, this permission will not require the approval of a Biodiversity Gain Plan before development is begun.

8.0 Trees and Vegetation

Trees and vegetation are a key component in the adaptation and mitigation of climate change. This could be through the interception and uptake of rainfall, provision of natural cooling, the screening of direct sunlight, glare and prevailing winds which can reduce energy demands in buildings. They filter the air of pollutants and release oxygen and help to attenuate the rate of stormwater runoff. The photos and the aerial view suggest that there are trees are within close proximity of the works and Trees in Conservation Areas with a trunk diameter of 75mm or greater measured at 1.5m above ground level are protected under Section 211 of the Town and Country Planning Act 1990 (as amended). Through Section 211, any proposal to cut down or carry out work on a tree in a conservation area, either above or below ground, must be submitted to the Council, either through a prior notification in writing or through a related full planning application. Thus a Tree Survey of existing trees and woody vegetation and Arboricultural Impact Assessment would be required in line with BS5837:2012 “Trees in relation to design, demolition and construction”. It is important these are submitted at an early stage in the project to ensure their findings can properly influence the design process. If this does not happen, important tree assets could be lost or damaged and may result in a planning application being refused

9.0 Construction Management Plan

The proposed extensions to the existing property will involve construction works and vehicles could be accommodated in the existing resident’s bay. However, it should be noted that a Construction Management Plan may be sought for developments that could cause significant disturbance due to their location or the anticipated length of the demolition, excavation or

construction period.

10.0 Amenity

Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours in terms of privacy, outlook, daylight and sunlight. The proposed rear extension would have a similar depth and height to the existing rear extension. Thus, it is not anticipated that the proposed rear extension result in a loss of daylight/sunlight or outlook within the neighbouring properties.

In terms of privacy, the proposed fenestration treatment would result in a reduction of the glazing to the flank elevation. Thus, it is not considered that the proposal would exacerbate levels of overlooking nor would the proposal have an impact in terms of loss of privacy.

11.0 Summary

The proposals would not result in the loss of historic fabric of the Grade II Listed Building. However, the proposed demolition work should not have an impact that would be harmful to the positive contributing that the host building makes to the wider conservation area. Furthermore, given the replacement extension would be of a similar footprint and not considered to have negative impacts on neighbouring amenity with regards to loss of daylight/sunlight.

The proposal would preserve the character and appearance of the conservation area overall. It would also preserve the special architectural or historic interest of the listed building. 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.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document, please contact me on obote.hope@Camden.gov.uk.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Obote Hope

**Planning Officer
Planning Solutions Team**

12. How to submit your application

Please submit your application electronically via the [national planning portal](#).

Planning application information:

The following documents should be included with the submission of a satisfactory full planning application:

- Completed full planning application form
- The appropriate fee (£206.00)
- Location Plan (scale 1:1250)
- Site Plan (scale 1:200)
- Floor plans and roof plan (scale 1:50) labelled 'existing' and 'proposed'
- Elevations and sections (scale 1:50) labelled 'existing' and 'proposed'
- Heritage Statement
- Design and Access Statement
- Please see the following link to supporting information for planning applications

<https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application/supporting-documentation--requirements-/>