

Application ref: 2024/4695/L  
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Date: 6 December 2024

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Toby Philipps  
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LONDON  
London  
NW1 7NR  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

Address:  
**74 Albert Street**  
**London**  
**Camden**  
**NW1 7NR**

Proposal:

Discharge of Condition 5 of 2022/1713/L. Enlarged Basement Door Opening and introduce Ground Floor Balustrade.

Drawing Nos: Drawing No.: 1133500 (Drawing Title: Basement 4 Panels Folding Door); Bi-fold doors and Internal Balustrade (Ground Floor Snug) - images from supplier's details.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 Reasons for granting approval of details (listed building):

No.74 Albert Street is one of an irregular terrace of 20 houses, dating from 1844-45, and located within Camden Town Conservation Area. The terrace was listed Grade II on 14 May 1974.

Consent has been granted (ref. 2021/6169/P + 2022/1713/L) for alterations and refurbishment of the property.

Built originally as a single-family dwelling consent was granted in 1981 to convert the house into two flats. The conversion work included the removal of historical fabric including demolition of the original rear closet wing to make way for a new, full width, two-storey extension at lower ground and ground floor level.

The house was subsequently restored to a single dwelling following a planning approved in 1995. Further stripping out works, a third storey with a mansard roof and a new rear extension have resulted in a house that has retained its appearance to the principal elevation, but which has lost most of its historic features and plan form to the lower floors.

The approved scheme involves amongst other work the replacement of French doors and a window at lower ground level with bi-fold doors, and the replacement of an external railing with an internal glazed balustrade to the rear at ground floor level. These details have been submitted for this application.

The works do not to harm the special interest of the listed building nor the character and appearance of the conservation area.

Public consultation was undertaken by way of a site notice and a press notice, but no responses were received. The Camden Town CAAC were consulted but chose not to respond. 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 2021 and the National Planning Policy Framework.

- 2 You are advised that all conditions relating to listed building consent granted on (28/09/2022 ref 2022/1713/L) which need details to be submitted, have been approved.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer