

Application ref: 2024/4912/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
72 Albert Street
London
NW1 7NR

Proposal:

Replacement of rainwater and soil pipes, alterations to landscaping to the front garden and rear garden including trellis fencing. Internal alterations at basement level and the new partitions on second floor. Retrospective works to reinstatement of the Lower Ground Floor Fireplace, Preservation of the Structural Wall on the Lower Ground Floor, Reinstatement of the Ground Floor Fireplace, Removal of the Non-Original Partition Wall on the Second Floor

Drawing Nos:

314-DWG-101 P7, 314-DWG-102 P8, 314-DWG-104 P4, 314-DWG-121 P7, 314-DWG-600 P1, 314-DWG-601 P1, 314-DWG-602 P1, 314-DWG-603 P1, 314-DWG-604 P1, 314-DWG-605 P1, 314-DWG-606 P1, 314-DWG-607 P1, 314-DWG-608 P1, 314-DWG-614 P1, 314-DWG-615 P1; Front Garden Elevation, Planting Diagram, Arboricultural Report (04/10/2024)

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:

314-DWG-101 P7, 314-DWG-102 P8, 314-DWG-104 P4, 314-DWG-121 P7, 314-DWG-600 P1, 314-DWG-601 P1, 314-DWG-602 P1, 314-DWG-603 P1, 314-DWG-604 P1, 314-DWG-605 P1, 314-DWG-606 P1, 314-DWG-607 P1, 314-DWG-608 P1, 314-DWG-614 P1, 314-DWG-615 P1; Front Garden Elevation, Planting Diagram, Arboricultural Report (04/10/2024)

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 No.72 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.

The significance of the building includes its architectural design and materials, floorplan, townscape value and its evidential value as a mid-nineteenth century terraced building. The Council has a statutory obligation to preserve or enhance the character and appearance of the conservation area, to which the subject site makes a strongly positive contribution.

The landscaping alterations are considered sympathetic to the character of the listed building and still retain the acceptable level of openness appropriate to the building's character. The introduction of materials like nature York stone and natural stone to the front is also supported and is considered an improvement and what is there existing. The new trellis's are a minor addition and are acceptable.

In terms of the internal alterations, the reinstatement of the fireplace at lower ground and ground floor is supported, the reconfiguration of the layout of the front cellar at LGF is not opposed and the replacement of the non-original partition wall on the second floor is supported. The addition of kitchen in the

basement is considered a minor change and is also acceptable.

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.

The planning history of the site was taken into account when coming to this decision. No objections were received.

As such, the proposal is in general accordance with policies D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2024.

- 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. 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', written in a cursive style.

Daniel Pope
Chief Planning Officer