

Application ref: 2024/4919/L
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Alan Higgs Architects
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
79 Albert Street
London
Camden
NW1 7LX

Proposal:

Internal and external works including redesign and reconstruction of the extension at ground floor level.

Drawing Nos: Location plan, heritage statement, design & access statement rev A, 083PD24, 083PD23, 083PD22, 083PD21, 083PD15, 083PD14, 083PD05, location plan, 083PD13, 083PD12, 083PD11, 083PD05, 083PD04, 083PD03, 083PD02, 083PD01

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:

Location plan, heritage statement, design & access statement rev A, 083PD24, 083PD23, 083PD22, 083PD21, 083PD15, 083PD14, 083PD05, location plan, 083PD13, 083PD12, 083PD11, 083PD05, 083PD04, 083PD03, 083PD02, 083PD01

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 The site is a grade-II-listed terrace town house of 1845, making a positive contribution to the Camden Town Conservation Area.

The applicant wishes to demolish and reprovide a late-20th-century rear extension to the same general dimensions but 15cm taller. An access box on the non-original flat roof will be removed and replaced with a roof light.

Internally, the missing stair enclosure will be somewhat reinstated. Non-historic low openings in modern fabric in the spine wall will be enlarged to a more appropriate proportion. A section of original cornice will be copied and reinstated at ground and first floor levels. Bathroom installations will be replaced and non-historic fitted furnishings removed.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The proposal replaces a similar structure so is not considered to harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021.

- 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer