

Heritage, Design and Access Statement

1 Peto Place
London
NW1 4DT

April 2025



This Heritage, Design and Access Statement is prepared to support the application for listed building consent for internal alterations.

Number 1 Peto Place forms a duplex flat on the basement and ground floor of the Grade II listed terrace of properties forming numbers 1-17 Albany Street.

The official list entry is as follows:

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1378592
Date first listed:	06-Mar-1973
Date of most recent amendment:	11-Jan-1999
List Entry Name:	NUMBERS 1-17 AND ATTACHED RAILINGS
Statutory Address 1:	NUMBERS 1-17 AND ATTACHED RAILINGS, 1-17, ALBANY STREET

Location

Statutory Address: NUMBERS 1-17 AND ATTACHED RAILINGS, 1-17, ALBANY STREET

The building or site itself may lie within the boundary of more than one authority.

County:	Greater London Authority
District:	Camden (London Borough)
Parish:	Non Civil Parish
National Grid Reference:	TQ 28821 82326

Details

CAMDEN

TQ2882SE ALBANY STREET 798-1/92/15 (West side) 06/03/73 Nos.1-17 (Odd) and attached railings (Formerly Listed as: ALBANY STREET Nos.11-29)

GV II

Terrace of 17 houses. 1826. By M Crake. Stucco. 4 storeys and basements. 2 windows each. Round-arched doorways with pilaster-jambes carrying cornice-heads; radial patterned fanlights and panelled doors. Recessed sash windows, 1st floor with console bracketed cornices and continuous cast-iron balconies. Main cornice at 3rd floor level. Secondary cornice and blocking course above attic storey. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials.

Listing NGR: TQ2881882331

Planning History

In 1986 planning approval was granted to substantially alter the existing property to the present configuration which included the formation of new floor structures, staircases and aluminium framed glazed roof lights. It is assumed at that time, any existing internal heritage assets were lost and replaced with the present plasterboarded finishes and fixtures and fittings.

Local Planning Approvals

8502079

Granted 18-02-1986

11-29 Albany Street NW1

Change of use to 12 self contained maisonettes 8 self- contained flats and 2 self contained bed sitting rooms including works of conversion and the erection of rear extensions at basement ground and first floor levels as shown on drawing nos.ASH/100/01 02 03 and 04.

Note: Drawings for this application are appended to this report.

8870374

Granted 06-12-1988

3 Albany Street NW1

To construct a new staircase between basement of 2 Peto Place and ground floor of 3 Albany Street as shown on drawings no:446/1 and 446/2

8970456

Granted 14-08-1989

3 Albany Street NW1

Internal alterations to second floor layout as shown on drawing nos 446/10 446/11 and 446/12.

LSX0105002

Granted 24-10-2001

5 ALBANY STREET LONDON NW1 3UP

One new air plant enclosure on flat roof over ground floor

2012/6782/P

Granted 02-12-2013

13 Albany Street London NW1 4DX

Excavation to create basement level extension in rear garden with enclosed courtyard at basement level and patio over at ground level

2013/5886/L

Granted 12-02-2015

2 Marylebone Road and 1-9 Albany Street London NW1 4DF

Refurbishment and extension of existing offices (Use Class B1) at 2 Marylebone Road and 1-9 Albany Street in regards to internal alterations at 2 Marylebone Road.

2015/6661/L

Granted 19-09-2016

7 Albany Street London NW1 4DX

Alterations to internal partition walls and doors at GF and 1F, replacement of reproduction decorative features and reconfiguration of partitions at 2F and 3F.

2021/0772/L

Granted 27-07-2021

6 Peto Place London NW1 4DT

Renovation works to the basement flat

2022/1484/P

Granted 17-08-2022

5 Peto Place London Camden NW1 4DT

Change of use of basement level from office (Class use E) to residential (Class use C3) as self-contained flat. (Retrospective)

2023/3600/L

Granted 19-09-2023

8 Peto Place London Camden NW1 4DT

Internal alterations to no. 8 Peto Place

Property History

The existing configuration differs from the layout shown on the drawing contained within the 1986 approval. The plan contained within the lease dated 3 May 1990 shows a floor plan which is closer to the present day differing slightly with the provision of an en suite bathroom to the lower ground floor and one ground floor en suite bathroom in a different location. Clearly the

discrepancy between the historic floor plans shows that this information is unreliable or that alterations have taken place significantly in advance of the applicants ownership. Given the 1986 alterations, little or no original fabric other than the enclosing structure exists.

It is noted that planning application ref 2015/6661/L for 7 Albion Street granted approval on 19 September 2016 highlighted similar discrepancies between the existing configuration and the historic drawings available without issue.

Proposed Alterations

Prior to the applicant's purchase of the property it had suffered extensive water damage from internal leaks, external leaks and rising damp, neglect and having been left unoccupied for a number of years by the previous owner. The applicant is seeking approval to rectify this damage at the same time as carrying out internal alterations to sympathetically improve and enhance the property. Some previous alterations are to be reversed and the configuration generally returned to the layout detailed on the 1990 lease plan. The alterations are shown in more detail on the Demolition / Construction drawings appended to this document.

Lower Ground Floor

Bedroom

The chimneybreast is to be removed and the existing en suite shower room enlarged slightly. Internal partitions will be renewed to suit the new configuration. The bedroom door is to be changed to a pocket door. External timber door to lightwell to be replaced with secure aluminium half glazed door.

Kitchen

The staircase is to be removed and reconstructed as a floating staircase. The structural beam is to be raised to remove the downstand.

Reception Room

The entrance staircase is to be removed and reconstructed as a floating staircase.

Ground Floor

Front Bedroom

The chimneybreast is to be removed and the bedroom door is to be relocated and changed to a pocket door. The en suite bathroom enlarged and made a shower room (not en suite). Internal partitions will be renewed to suit the new configuration. The bedroom will be used as a dressing room. Two windows to be replaced with timber sliding sashes with double glazed units.

Master Bedroom

The en suite bathroom will be relocated generally to its original location and the extract vent through the external wall removed and bricked up to match

existing. Internal partitions will be renewed to suit the new configuration. The bedroom door changed to a pocket door. The right hand (viewed internally) window to be replaced with timber sliding sashes with double glazed units.

The staircase is to be removed and reconstructed as a floating staircase.

Externally

The leaking aluminium framed glass skylight is to be replaced with a sliding glazed skylight in two panels. The entrance enclosure is to be renewed with new glazed panels.

Entrance door to be replaced with secure aluminium door.

The cast iron external soil pipe is to be extended in cast iron to ground level before entering the property at lower ground floor level to remove it internally from the ground floor master bedroom.

Redundant external side door to be bricked up to match existing and step removed.

Retained external side door to be replaced with secure aluminium door and stone step repaired.

It is considered that no existing heritage assets will be lost as a result of this work. Attached is a photographic schedule of the property showing the finishes prior to the water damage and the lack of any original internal features.

Access

Pedestrian access to the property is to remain as existing and ground floor means of escape to the side passage is to be retained.

Conclusion

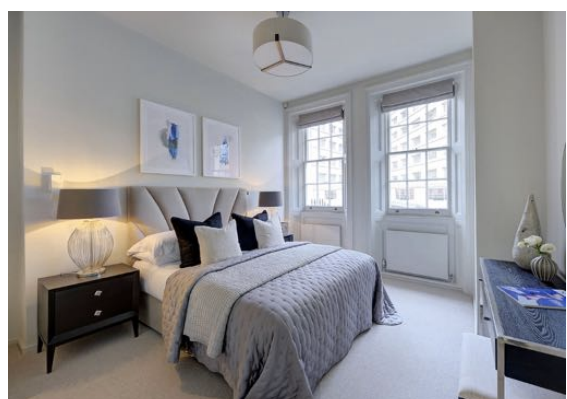
The majority of the proposed work is internal and carried out to elements of the property which have already been altered as part of the 1986 approval. Staircases, doors, fixtures and fittings are generally from the 1980s and of no heritage value. Externally it is proposed to alter the 1980s glazed rooflight and the entrance way, again neither of these elements are considered to have any heritage value and are not visible from the street level due to the boundary walls enclosing the area.

We believe the proposals are consistent with guidance and planning policies and therefore worthy of approval by the council.

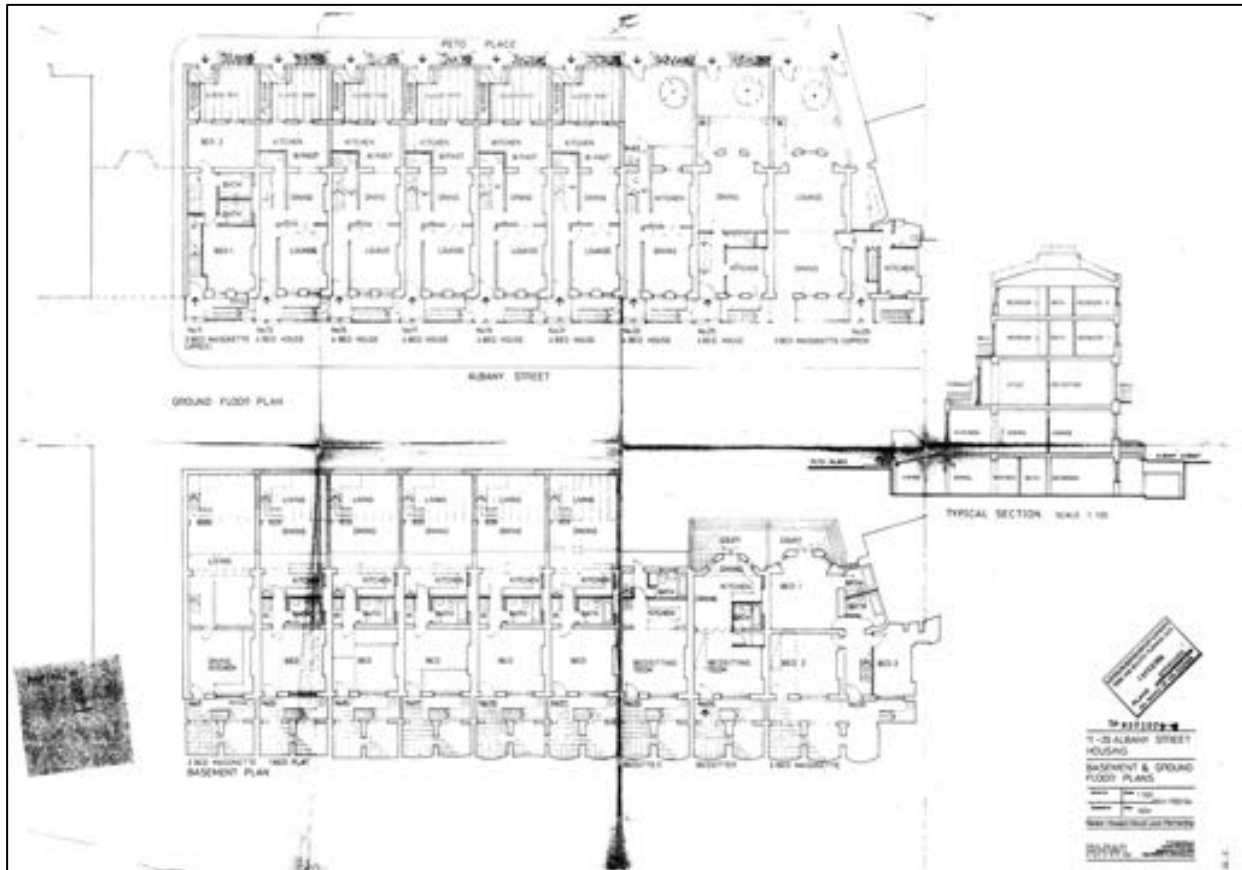
End

PHOTOGRAPHIC SCHEDULE

1 Peto Place
London
NW1 4DT

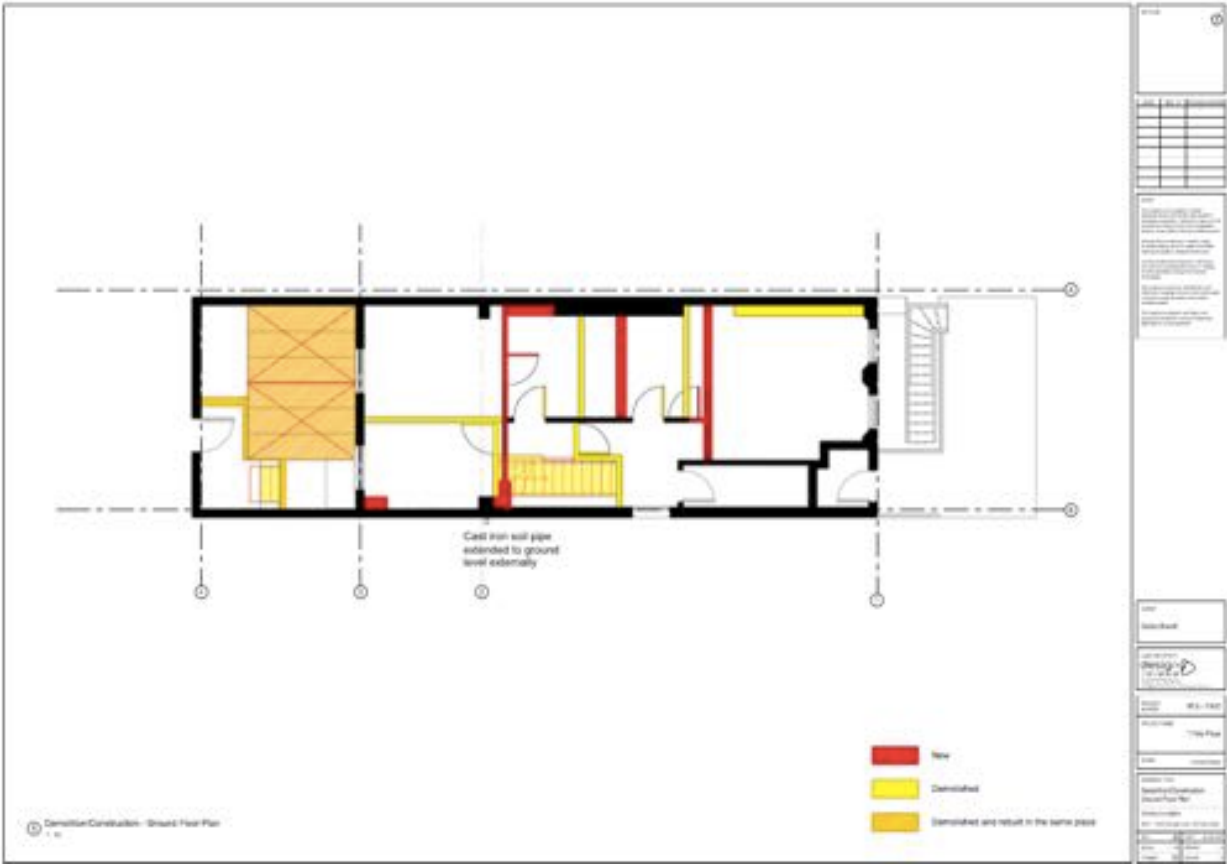


8502079
 Granted 18-02-1986
 11-29 Albany Street NW1
 Approved Planning Drawing
 Basement and Ground Floor



Lease Plan from the occupational lease dated 3 May 1990 between No 1 Albany Street Management Ltd, The Crown Estate Commissioners and Sendjer Shefkett.

Demolition and Construction Plans



Proposed Alterations to Side Elevation

