

Nick Simpson

From: Nick Lee Architects <nick@nleearchitects.com>
Sent: 15 April 2013 16:10
To: nsimpson@nleearchitects.com
Subject: FW: Pre application notes on No. 117 Albert Street

From: Mehta, Miheer [mailto:Miheer.Mehta@camden.gov.uk]
Sent: 12 March 2013 16:22
To: 'nick@nleearchitects.com'
Subject: Pre application notes on No. 117 Albert Street

Dear Nick,

As discussed I provide the comments from the Conservation Officer.

I am happy to discuss on Thursday.

Kind Regards

Miheer Mehta
Planning Officer

Telephone: 020 7974 2188

From: Powell, Antonia
Sent: 12 March 2013 14:56
To: Mehta, Miheer
Subject: Pre application notes on No. 117 Albert Street

No. 117 Albert Street is Listed Grade II (May 1974). Terrace of 12 houses. c1845.

Yellow stock brick, (Nos 111 & 121, painted) and rusticated stucco ground floors. No.119, 2nd floor refaced. Nos 99-107 & Nos 115-119 with C20 attic dormers, some in slated mansard roofs. 3 storeys and basements. 2 windows each. Doorways with stucco pilasters carrying entablatures, pilaster-jambs carrying cornice heads; fanlights and panelled doors. No.121 with architraved surround. Recessed sashes; Nos 101-115 ground floors with margin glazing. Upper floors with architraved sashes; 1st floors with console-bracketed cornices and cast-iron balconies (No.99, 1st floor casements). Stucco cornice and blocking course (Nos 103 & 119, cornice cut back).

INTERIORS: not inspected.SUBSIDIARY FEATURES: attached cast-iron railings with spike finials to areas.

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Following our site visit I have the following comments on the proposals:

Top floor

- Planning consent granted in 1973 for the construction of an additional floor see planning ref: 15094 –as such the proposed internal alterations are considered acceptable as they do not impact on the historic fabric or special interest. Changes to the top floor stair also considered acceptable.

- Dormer windows – the design should follow the proportions and appearance of traditional dormers to be found locally.

2nd floor

- The stair up from the landing needs careful modification of the historic handrail. In this area there is no historic joinery evident, except the door to the rear room. Any historic joinery which comes to light should be retained in situ or reused within the proposals.
- The original floor plan of the second floor has been substantially modified however this proposal seeks to re introduce much of the historic floor plan which is welcome. In general this part of the proposals are considered to be acceptable.

1st floor

- The proposed removal of the original double doors between the front and rear room along with the removal of the door to the front room is considered to be unacceptable loss of historic fabric.
- The proposal also involves an extension to the back room to create an additional room which would include the loss of an historic window although joinery is later in date. The scheme includes a rear extension which is considered exceptionally large and excessively deep and wide - over scaled –The planning history of local first floor rear extensions needs to be checked. Work currently being carried out at No 113. Nos. 113 and 115 have half width rear extensions at first floor level.

Ground floor

- The proposal involves the removal of the original door to the front room along with the hall wall of the rear room. This is considered to be unacceptable in terms of the loss of the historic plan form, the loss of historic fabric and harm to the significance of the principal ground floor rooms.
- The entrance hall wall is proposed to be extended to the base of the stair case. The enclosure or alteration of the historic stair, hand rail and newel post along with the removal of a substantial part of the original rear wall of the building are all considered to be unacceptable loss of historic fabric and harmful to the special interest, character and appearance of the historic interior.
- The proposed re design of the existing rear extension which dates from the later part of the 20th century is likely to be acceptable as the current structure fails to respect or enhance the existing historic rear elevation.

Basement

- The introduction of a corridor wall to the front room is considered to be acceptable – this is likely to follow the original historic layout.
- The proposed re introduction of a timber sliding sash window to the front basement which follows the original proportions on the front elevation, is welcome. The existing window dates from the 70's and is inappropriate in form and size.
- Changes to utility room/wc are also considered to be acceptable. The basement has been considerably altered in this particular area .

- The proposed extension of the 20th century rear extension, to the line of the light well might be acceptable as this area is already very compromised in terms of the impact on the listed building. Further details would be needed.
- However the addition of another whole large room beyond the extended extension is in my opinion harmful to the spatial qualities of this historic building which would become overwhelmed by the excessive scale and room proportions of the later additions. This would not have my support. There is a recent Planning Appeal which supports this view.
- The basement stair is original and although some infestation is evident I understand the plan is to repair and refurbish which is welcome.

If this scheme were to be submitted in its current form I regret that I would be unable to give it my support. I trust this covers all the points however I am happy to go over anything if needed.

Antonia Powell
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