

Delegated Report		Analysis sheet		Expiry Date:		26/03/2013	
		N/A / attached		Consultation Expiry Date:		29/01/2013	
Officer				Application Number(s)			
Antonia Powell				2013/0584/L			
Application Address				Drawing Numbers			
217 Albany Street London NW1 4AB				Please refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations including creation of opening in existing wall at basement level of single-dwellinghouse (Class C3).							
Recommendation(s):		To Grant Listed Building Consent					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	None received						
CAAC/Local groups* comments: *Please Specify	N/A						

Site Description

Description:

Detached house. Mid C19.

Stucco and slated hipped roofs with tall chimney-stacks forming an L shape. 2 storeys with 3 storey asymmetrically placed gabled entrance bay.

Later single storey entrance extension to Albany Road. 6 windows. Ionic pedimented doorcase and panelled door. To right, 5-light transom and mullion window in a deep splayed recess with colonnette. Above the entrance, 2-light oriel with slated roof, flanked by 2 small windows; a 2-light casement above. To left of entrance bay, a narrow chimney-stack rising from ground floor and 2-light casement at eaves level. To right, 2 similar 4-light casements.

INTERIOR: not inspected.

Relevant History

Relevant policies

LDF Core Strategy and Development Policies

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage)

and

The London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage).

Assessment

The interior of no. 217 Albany Street has, like many of the Regent's Park buildings in this particular area, been substantially modified and much of the historic fabric has been renewed.

This application concerns the creation of an opening in an internal basement wall. The opening is to provide a direct link between the kitchen and the dining room.

The proposal is limited to the basement level which is the least significant of the historic floors both in terms of the domestic hierarchy and the level of historic detailing. There are no historic decorative details which will be affected by the creation of the opening.

A generous down stand and nibs will be retained and the historic floor plan will remain clearly evident.

This proposal is not considered to harm the special interest of the building and as such it is recommended that this application is approved.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444