

Delegated Report		Analysis sheet		Expiry Date:		11/06/2012	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Charles Rose				2012/1543/L			
Application Address				Drawing Numbers			
195 Albany Street London NW1 4AR				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations at basement (including the conversion of two under-pavement vaults from ancillary storage areas to habitable space) ground floor level (including the retention of two floor lights and enclosure of a column and timber arch feature) and first floor (including insertion of door to landing). (Retrospective).							
Recommendation(s):		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:		N/a					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/a					

Site Description

The application site relates to the former Prince of George of Cumberland, which is a three-storey building with mansard roof above, located on the west side of Albany Street. The building was built in the early to mid 19th century and is Grade II Listed and located on the edge of the Regents Park Conservation Area.

The building has its traditional pub frontage located at street level on Albany Road. Internally little of the building historic character remains. The upper two floors have been in use as residential for a time and no original features remain at these levels. The ground floor did retain a small amount of original fabric internally in the form of a timber screen, and the retained decorative features in the first floor rooms included cornicing, floor boards and deep skirting boards. A number of fireplaces remained throughout. The interior of this historic public house has undergone considerable work in line with the current consent for the creation of residential accommodation.

Relevant History

01/11/2005 GRANTED Change of use from use as a public house (Class A4) to residential use (Class C3) to create 4 self-contained flats (1 x 1-bed unit, 2 x 2-bed units and 1 x 3 bed unit), together with the installation of two ground floor windows, a first floor door within the north elevation associated with the creation of a roof terrace. (ref: 2005/3385/P / 2005/3390/L)

22/06/2006 GRANTED Internal alterations involving the extension of internal spiral staircases to basement within the former public house in connection with its use as a residential building (Class C3). (ref:2006/1767/L)

08/11/2010 WITHDRAWN -Amendments to previously approved schemes 2005/3390/L and 2006/1767/L for internal alterations involving the extension of internal spiral staircases to basement within the former public house in connection with its use as a residential building (Class C3). (ref: 2007/0872/L)

15/10/2008 REFUSED and warning of enforcement action for Retention of internal alterations at all levels, including works of conversion to the basement to facilitate the use as habitable accommodation as an amendment to listed building consent granted 01/11/2005 (Ref: 2005/3390/L for works associated with the change of from use from public house (Class A4) to residential use (Class C3), including internal works and the installation of two ground floor windows and a first floor door within the north elevation. (ref: 2008/0515/L)

15/10/2008 GRANTED for Retention of works of conversion of basement storage area to habitable accommodation for the ground floor units as an amendment to planning application granted 01/11/2005 (ref: 2005/3385/P) for change of use from use as a public house (Class A4) to residential use (Class C3) to create 4 self-contained flats (1 x 1-bed unit, 2 x 2-bed units and 1 x 3 bed unit), together with the installation of two ground floor windows, a first floor door within the north elevation associated with the creation of a roof terrace. (ref: 2008/0514/P)

14/08/2009 GRANTED - Alterations to provide an external door on northern elevation at ground floor level to residential dwelling (Class C3).(Ref: 2009/2377/P)

Relevant policies

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

DP25 – Conserving Camden's heritage

Assessment

Retrospective listed building consent is sought for internal alterations including:

1. Basement: The conversion of two under-pavement vaults from ancillary storage areas to habitable space including bathroom. The vaults have been damp proofed using insulated dry lining membrane. This allows the vaults to be ventilated naturally preventing moisture from being forced elsewhere. This would not harm the fabric of the building and thus preserves the significance of the grade II listed building. The conversion of the vaults makes best use of the space and is considered to comply with policy.

Ground floor level:

2. The retention of two floor lights within floor and the enclosure of the timber screen. The lights were installed between the joists to give additional light to the basement rooms. The lights are located beneath the main ground floor windows and are not considered to unduly harm the special character of the former public house, particularly given the extent of the other works which have taken place in the building.

3. The concealment of the timber screen is a fire regulations requirement. Although the screen is one of the remaining features of interest of the former public house it cannot remain exposed due to the fire protection required to the lobby entrance to the affected flat and the prevention of the spread of fire to the flat above. In this regard it has been agreed that the best way to solve the issue is to retain the screen but allow it to be concealed for fire protection. This is considered to be a practical solution which preserves the significance of the building.

First floor level:

4. The applicant removed and blocked up an original door opening leading from the first floor landing to the one of the principal rooms at this level because a kitchen was repositioned to conceal the door opening. Rather than demand that the kitchen be relocated as per the original drawings the Council has required a door be reinserted to allow the original form and layout of the first floor to be appreciated from the staircase. The door would be covered from the room side. This is considered to preserve the significance at this level. This work has taken place.

5. The design and position of the new staircases have been constructed differently than those approved as part of the original application. The revised 'as built' stairs are considered satisfactory.

Recommendation

All of the works have been completed. Items 1, 2, 3 and 5 took place without the benefit of consent and this application seeks to regularise the situation. The works have been assessed on their own merit and having regard for the significance of the grade II listed building and are considered to be acceptable.

Item 4 has been requested by the Council to address previous works undertaken without listed building consent. The works are considered to satisfactorily address the previous issues and would now result in the significance of the grade II listed building being preserved.

For the reasons outlined above the application is recommended for approval.

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