

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	24/03/2010
		N/A / attached	<b>Consultation Expiry Date:</b>	15/03/2010
<b>Officer</b>			<b>Application Number(s)</b>	
Aysegul Olcar-Chamberlin			1) 2010/0678/P & 2)2010/0686/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
56 Albert Street London NW1 7NR			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposals</b>				
1) Renewal of planning permission granted on 11/02/2005, ref no. 2004/2691/P (Erection of an additional floor in mansard form at roof level). 2) Renewal of listed building consent granted on 11/02/2005, ref no. 2004/3287/L (Erection of an additional floor in mansard form at roof level and associated internal alterations.)				
<b>Recommendations:</b>		1) Grant Planning Permission 2) Grant Listed Building Consent		
<b>Application Type:</b>		Renewal of Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	19	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 17/02/10 to 10/03/10.</p> <p>No reply from the neighbouring properties is received.</p>					
CAAC/Local groups* comments: *Please Specify	No reply is received.					
<b>Site Description</b>						
<p>56 Albert Street is a grade II listed single family dwellinghouse which forms part of a long terrace on the east side of Albert Street, between Mornington Street and Delancey Street in the Camden Town Conservation Area. The buildings in the terrace comprise basement plus three upper storeys, built in London stock brick with stucco basement and ground floors, stucco mouldings and cast iron first floor balconies. Valley roofs are concealed behind straight parapets, a number of which have been replaced by mansard roofs or set-back roof extensions.</p>						
<b>Relevant History</b>						
<p><b>2004/2691/P</b> – Planning permission was granted on 11/02/2005 for the erection of an additional floor in mansard form at roof level. This planning permission expired on 11 February 2010.</p> <p><b>2004/3287/L</b> – Listed building consent was granted on 11/02/2005 for the erection of an additional floor in mansard form at roof level and associated internal alterations. This listed building consent expired on 11 February 2010.</p>						
<b>Relevant policies</b>						
<b>Replacement Unitary Development Plan 2006</b>						
<p>SD6 – Amenity for neighbours and occupiers</p> <p>B1 – General design principles</p> <p>B3 – Alterations and extensions</p> <p>B6 – Listed buildings</p> <p>B7 – Conservation areas</p>						
<b>Camden Planning Guidance 2006</b>						
<b>Camden Town Conservation Area Statement</b>						

## Assessment

### Proposal

The above applications were validated on 27/01/2010 and seek to extend the time limit for implementing both the planning permission and listed building consent granted on 11/02/2005. The proposal would extend the implementation period for the approved mansard roof addition and associated internal alterations until March 2013.

The applicant submitted exactly the same information and drawings that were granted planning permission and listed building consent with the current applications.

### Design and Conservation

As the majority of properties in the terrace have some form of alteration/extension at roof level, some taking the form of modern style set-back extensions, others with mansard roofs, including the property immediately adjacent at number 54, the proposed mansard roof addition is considered to be acceptable in principle.

In terms of policy context, since 2005 a new Character Appraisal has been published for Camden Town Conservation Area and the Council's Unitary Development Plan (UDP) and Supplementary Planning Guidance (SPG) have also been replaced in 2006. The relevant policies in the adopted 'Camden Replacement Unitary Development Plan' (2006) and planning guidance notes in the adopted 'Camden Planning Guidance' (2006) are not materially different to warrant an alternative recommendation.

It is considered that the proposal would not have an adverse impact on the appearance and special interest of the existing building and the wider conservation area and complies with policies B1, B3, B6 and B7 of the adopted UDP.

### Residential Amenity

The proposal would not raise additional amenity issues in terms of loss of daylight, sunlight, outlook or privacy to neighbouring properties and complies with policy SD6 of the adopted UDP.

**Recommendation:** Planning permission and listed building consent that the current applications seek to extend the time limit for implementation should be granted subject to the safeguarding conditions attached to the planning permission and listed building consent dated 11/02/2005.

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