

Burd Haward Architects	
job no.	file
date	11 MAR 2008
seen	action



Development Control
 Planning Services
 London Borough of Camden
 Town Hall
 Argyle Street
 London WC1H 8ND

Tel: 020 7278 4444
 Fax: 020 7974 1975
 Textlink: 020 7974 6866

env.devcon@camden.gov.uk
 www.camden.gov.uk/planning
 Your Ref: J:2678A/5.1_001/SC
 Our Ref:
 Contact: Jenny Fisher
 Tel: 020 7974 2527

Date: 26/02/2008

Buddy Haward

Dear Mr. Haward,

Town and Country Planning Act 2000 as amended
94 Albert Street

I refer to your e-mail dated 11th February 2008 concerning the above premises.

The building forms part of a terrace of grade II listed buildings within the Camden Town Conservation Area. Any alterations to the appearance of the building will be assessed for their visual impact on the property itself and group value of the terrace as a whole, as well as the character and appearance of the conservation area.

In addition the Council will need to be satisfied that works proposed would not result in harm to the amenity of adjoining occupiers by reason of overlooking or loss of daylight/sunlight.

From the photo sent with your drawings, it appears that houses either side have been extended to the rear. Rear extensions are unacceptable where they would spoil the uniform rear elevation of an unspoilt terrace or group of buildings.

I requested an initial opinion of your proposal from one of the council's Conservation and Urban Design Officers. She commented that the loss of the window above the roof of the existing extension would be regrettable. It is also considered that a two storey rendered extension may not be the most sensitive or appropriate treatment to the rear of this brick built dwelling.

The large windows that would be installed in the flank wall of the proposed extension are unlikely to be permitted. They are considered unacceptable, because they would have a detrimental visual impact on the special historic value of the listed building, and are likely to allow unreasonable degrees of overlooking neighbouring properties. From the information available I am unable to assess any likely impact on sunlight/daylight to neighbouring properties.

You are proposing a new steel staircase in the front light well. You have not submitted a front elevation I cannot therefore advise you whether or not this would be acceptable. The creation of new basements, can harm the appearance of the building and the streetscape. If this is not a feature of the street, then it is unlikely to be permitted here. If you are proposing an additional self-contained residential unit in the basement, it will require planning permission.

Internal works would not require planning permission but will require listed building consent.



March 11, 2008

The advice in this letter is my opinion and is without prejudice to further consideration of this matter by the Development Control Section or to the Council's formal decision. You may wish to submit an application for a Lawful Development Certificate if you would like a legal determination as to the requirement for planning permission. Application forms are available from the Department's One Stop Reception (Tel:0207-974-5611)

Yours sincerely

Jenny Fisher
West Area Team; Development Control
Culture and Environment Directorate