

Delegated Report		Analysis sheet		Expiry Date:		24/03/2008	
		N/A / attached		Consultation Expiry Date:		10/03/2008	
Officer				Application Number(s)			
Aysegul Olcar-Chamberlin				1) 2007/5643/P & 2) 2007/5645/L			
Application Address				Drawing Numbers			
119 Albert Street London Nw1 7NB				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1) The installation of a glass roof over a rear basement area, together with the erection of a new conservatory to replace existing to a single family dwelling (Class C3). 2) Internal works and works associated with the installation of a glass roof over a rear basement area, together with the erection of a new conservatory to replace existing to a single family dwelling (Class C3).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice erected on 18/02/2008 – No response received.					
CAAC/Local groups* comments: *Please Specify		Camden Town Conservation Area raised no objection to the proposal.					

Site Description

The application relates to a three-storey-mid-terrace dwellinghouse with basement level accommodation located on the west side of Albert Street within Camden Town Conservation Area. The property is a Grade II listed building. There have been some internal and external alterations to the building including extensions.

Relevant History

12639 - Conversion of 119 Albert Street N.W.1. into one maisonette and two flats and erection of a rear extension was granted permission on 07/03/1972.

18539 - Change of use into a self-contained basement flat and upper maisonette, including works of conversion, and the erection of a roof extension, and an extension at the rear to provide bathroom and kitchen at basement level and conservatory over was granted permission on 13/06/1974.

Relevant policies

Replacement UDP 2006

S1; S2; S7; SD6; B1; B3; B6 and B7

Camden Planning Guidance 2006

Camden Town Conservation Area Statement

Assessment

Proposal seeks permission for installation of a glass roof over a rear basement area, erection of a new conservatory to replace existing timber framed conservatory to the single family dwelling and some internal alterations to the basement floor level.

The impact of the proposed alterations and refurbishment work on the special architectural interest of the listed building and the character of the Conservation Area and the amenities of the neighbouring properties are the main considerations.

The new conservatory would replicate the exact dimensions and external appearance of the existing conservatory. It would have metal framed glazing instead of timber framed glazing. Given the size and bulk of the new conservatory and the high boundary walls with the adjoining sites in the rear garden, the proposal would not have an adverse impact on the amenities of the neighbouring properties.

The proposed glass roof over the rear basement area and the replacement of the timber bridge with a glass bridge (over the rear basement area) would not significantly change the rear elevation of the building and would be sympathetic to the architectural interest of the original building.

The proposed work to the basement and ground floor levels would mostly affect the later additions to the rear elevation therefore the Council's Conservation and Urban Design Officer considered the proposed scheme to preserve the building's appearance and special architectural and historic interest and recommended for approval subject to safeguarding conditions, detailed on decision notice.

Consequently, planning permission and listed building consent subject to appropriate safeguarding conditions should be granted.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613