

Delegated Report		Analysis sheet		Expiry Date:		07/12/2007	
		N/A / attached		Consultation Expiry Date:		21/11/2007	
Officer				Application Number(s)			
Cassie Plumridge				(1) 2007/4848/P (2) 2007/4850/L			
Application Address				Drawing Numbers			
90 Albert Street London NW1 7NE				Site Location Plan; ALB/PL100A; ALB/PLS101.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
(1) Alterations to dwellinghouse including excavation and alterations to pavement vaults and front extension at basement level under entrance step. (2) Alterations to dwellinghouse including excavation and alterations to pavement vaults and front extension at basement level under entrance step.							
Recommendation(s):		Grant Planning Permission and Listed Building Consent					
Application Type:		Full Planning Permission and Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	07	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	None.						
CAAC/Local groups* comments: *Please Specify	None.						
Site Description							
The application site is located on the east side of Albert Street close to the junction with Delancy Street. The end of terrace late Georgian property is property is grade II listed and considered to make a positive contribution to the character and appearance of the Camden Town Conservation Area of which it forms a part.							

Relevant History

Planning permission (2005/4492/P) and listed building consent (2005/4493/L) was granted on 16-11-2005 which allowed for *'Erection of a two-storey rear extension to the existing single family dwelling-house (Class C3) at lower ground and ground floor; relocation of existing conservatory to end of rear garden; new access door to lobby at front lower ground level and excavation and landscaping to front garden'*. This permission included a front extension at basement level under the entrance step.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Camden's Revised Replacement Unitary Development Plan 2004

- S1 & S2 – Strategic Policy on Sustainable Development
- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 – Alterations & Extensions
- B6 – Listed Buildings
- B7 – Conservation Areas

Camden Planning Guidance 2006

Camden Town Conservation Area Statement

Assessment

PROPOSAL:

The subject application seeks planning permission for alterations to dwellinghouse including excavation and alterations to pavement vaults and front extension at basement level under entrance step.

Amended plans

The applicant submitted amended plans reducing the width of the front basement extension. As originally submitted the width of the extension projected beyond the width of the entrance step. Amended plans were submitted showing the basement extension to align in width with the ground floor entrance step.

DISCUSSION:

Amenity

The works would not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, overlooking, visual bulk or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP.

Design

The application site is located on the east side of Albert Street close to the junction with Delancy Street. The end of terrace late Georgian property is property is grade II listed and considered to make a positive contribution to the character and appearance of the Camden Town Conservation Area of which it forms a part.

The proposed application would excavate and tank one of the under pavement vaults. The vault in question appears to have already been waterproofed with cement render and has a cement base. The proposed works are not considered to unduly harm the special architectural and historic interest of the listed building and the works are considered acceptable.

Consent is also sought to infill under the ground floor entrance step. A number of buildings along the terrace already have this area in-filled and there will be little harm the character and appearance of the area. The

width of the extension has been amended to ensure it is subordinate, set back behind the line of the ground floor entrance step and redesigned to compliment a secondary basement door. The new door under the ground floor steps would cause no harm the fabric of the building and could be reversed. Given that the majority of the street have undertaken the same works and are of a similar age to the subject building there is considered to be little harm the special interest of the building. In this particular instance the works are considered to be acceptable.

The alterations are considered acceptable in design and listed building terms, as it would have appropriate regard for the original design of the listed building and is unlikely to have any negative impact on the character and appearance of the surrounding conservation area.

Summary

The proposal works are considered to be respectful of the character and appearance of the surrounding conservation area, the special character of the Listed Building and in no way detrimental to the amenity of surrounding properties. The works are considered to have appropriate regard for relevant policies of the Replacement UDP 2006 (Policies S1, S2, SD1, SD6, B1, B3, B6 and B7).

RECOMMENDATION: Grant Planning Permission and Listed Building Consent, subject to conditions.

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