

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		31/10/2006	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Charlie Rose				2006/0553/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
79B Albany Street London NW1 4BT				Refer to Decision Notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
Retention of internal works including repositioning of internal door and general refurbishment.							
<b>Recommendation(s):</b>		Grant Listed Building Consent					
<b>Application Type:</b>		Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>		N/a					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/a					

## Site Description

The application site is located on the west side of Albany Street. The building forms part of a grade II listed Georgian terrace comprising ground floor shop with three upper floors. The terrace dates from the early 19<sup>th</sup> Century, refronted in the late 20<sup>th</sup> Century and with reproduction shopfronts. The building makes a positive contribution to the character and appearance of the Regent's Park Conservation Area of which it forms a part.

## Relevant History

No relevant planning history.

## 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.

B6 – Listed Buildings

## Assessment

Listed Building Consent is sought for the retention of internal works including installation of a new oak floor laid on the old floor boards; reconfiguration of the bathroom partitions and door openings on the third floor; installation of shower room within third floor cupboard; installation of recessed downlights in various rooms; replacement fireplace in the second floor front room and; installation of boxed-in extract ducts along with various associated alterations.

All works to the second and third floor maisonette had been completed prior to inspection. From the inspection it also became apparent that the existing walls, ceilings, doors and architraves are also modern. The original stair and balustrade remain.

The issue to consider is the impact the proposed works have had on the special architectural and historic interest of the building having regard for the development of a building and the likely value of its interior prior to the works.

Without the benefit of seeing photographs or inside the property before the works were completed it is impossible to determine if any features of special architectural or historic interest have been removed. However we know that the building was converted into flat in the during the 1970's, this coincides with the rebuilding of the front façade and the listing description which describes the terrace row as "restored late C20." The evidence could suggest that, given the significant level of modern intervention within the building, that the upper floors are unlikely to have contained features architectural merit prior to the works commencing and may have been rebuilt along with the front façade in the late C20.

The existing (as built) works retain the historic layout and the maisonette retains the appearance of an historic building with the new fireplace, architraves, cornices and panelled doors that are similar in style with its age. The works are not considered to harm the character and appearance of the building and are therefore considered acceptable.

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