

Delegated Report		Analysis sheet		Expiry Date:		30/08/2006	
		N/A		Consultation Expiry Date:		08/08/2006	
Officer				Application Number(s)			
John Carter				1) 2006/2532/P 2) 2006/2534/L			
Application Address				Drawing Numbers			
45 Albert Street London NW1 7LX				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
1) Erection of glass roof over rear courtyard to form a conservatory for basement flat (Class C3). 2) Removal of external stairway, erection of glass roof over rear courtyard to form a conservatory; removal of internal partitions and conversion of storage space in front vault to bedroom; all to basement flat (Class C3).							
Recommendation(s):		1) Grant Planning Permission 2) Grant 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	04	No. of responses	00	No. of objections	00
Summary of consultation responses:		No responses received					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Camden Town Conservation Area Advisory Committee</u> No comments received					

Site Description

No. 45 Albert Street is an end of terrace Grade II listed dwelling located near the corner of Albert and Mornington Street. The whole terrace is listed and is located within the Camden Town Conservation Area

Relevant History

LEX0200824 - The erection of an additional storey at second floor level rear – Refused listed building consent

PEX0200772 - The erection of an additional storey at rear second floor level - Refused planning permission.

2006/1289/P - Erection of a mansard roof extension to dwellinghouse (class C3). – Granted

2006/1290/L - Erection of a mansard roof extension to dwellinghouse (class C3) and associated internal alterations - Granted

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.

Replacement Unitary Development Plan 2006

B1 – General design principles

B3 – Alterations and extensions

B6 – Listed Buildings

B7 – Conservation Areas

SD6 – Amenity of occupiers and neighbours

SPG – 2002

Alterations and Extensions 2.7

Camden Town Conservation Area Statement

Assessment

Planning and listed building consent is sought for the erection of glass roof over rear lower ground floor courtyard to form a conservatory for the basement flat along with minor internal alterations.

Internally the alterations to lower ground floor would include reconfiguring the room layout. The existing layout is formed with non-original plaster board partitions that do not match the historic plan form and contains little of architectural or historic merit. The proposed works would not therefore harm the special interest and character of the building and are considered acceptable.

The proposed glazed conservatory would infill the 'L' of the modern rear addition at basement level. It would be of lightweight construction that could easily be removed. Due to its appearance and location, the conservatory is not considered to result in the rear addition appearing over dominant. However a painted timber framework to the glazed infill would be more appropriate rather than a powder coated aluminium in this instance. A condition is attached accordingly.

It is not considered that the proposed conservatory would have any adverse effects to the residential amenity of the surrounding residential dwellings.

Overall it is considered that the proposed works are acceptable.

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