

THE LONDON BOROUGH OF CAMDEN
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
(AS AMENDED)

LISTED BUILDING ENFORCEMENT NOTICE

OF 81 Albert Street
London
NW1 7LX

1. **THIS IS A FORMAL NOTICE**, which is issued by the Council being the Local Planning Authority for the purposes of Section 38 of the above Act because it appears to them that there has been a contravention of Section 8 of the Act, in respect of the building within a conservation area described below. The Council considers it necessary to issue this notice for the reasons set out in paragraph 4 below.

2. **THE LISTED BUILDING.**

Land at: 81 Albert Street, London NW1 7LX

as shown, for the purposes of identification only, outlined in black on the attached plan.

3. **THE CONTRAVENTION ALLEGED.**

Without listed building consent: removal of large areas of original lath and plaster, partitions, original doors, original skirting boards at both levels of the maisonette as well as second floor rear window.

4. **REASONS FOR ISSUING THIS NOTICE**

- a) The work outlined above has been carried out to this Grade **(I) (II)** listed building without the benefit of Listed Building Consent
- b) The works that have been carried out, by virtue of the removal of large amounts of original materials, features and finishes are harmful to the special interest of the listed building and are therefore contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

5. **WHAT YOU ARE REQUIRED TO DO**

Within **twelve months** of the notice taking effect: reinstate the original areas of lath and plaster, partitions, doors, skirting boards and replacement window as agreed under application 2013/6320/P and 2013/6113/L and as indicated on the following drawings and documents: 300/101 rev. 01; 300/102 rev. 01; 300/103 rev. 01; Design, Access and Heritage Statement September 2013 Revision 01.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **13 March 2014**, unless an appeal is made against it beforehand.

DATED: 30 January 2014

Frances Wheat

Signed.....

Head of service, Development Management, Culture and Environment
on behalf of the London Borough of Camden, Town Hall, Judd Street,
London WC1H 9LP

EXPLANATORY NOTE

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State by **13 March 2014**.

- (a) Send a copy of your appeal to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- (b) Send a second copy of the appeal form and notice to the Council at:

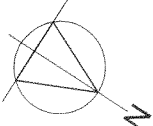
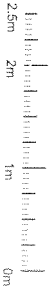
**Planning Services
Culture and Environment Department
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8EQ**

Alternatively you can submit an appeal online at
<http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>.
Please note that a separate appeal form must be completed for each individual person or organisation.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this listed building enforcement notice, it will take effect on **13 March 2014** and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in the notice. Failure to comply with a listed building enforcement notice, which has taken effect, can result in prosecution and/or remedial action by the Council.

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LEGEND:

Walls

New timber stud partitions with plasterboard.

New lime & tan plaster on original timber studs.

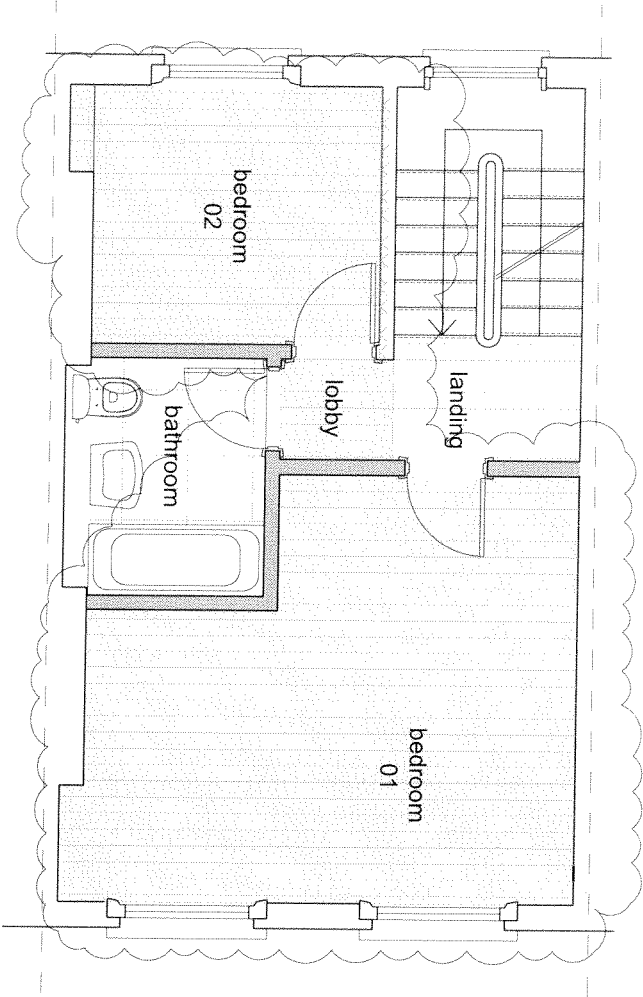
Floors

Retained timber floorboards

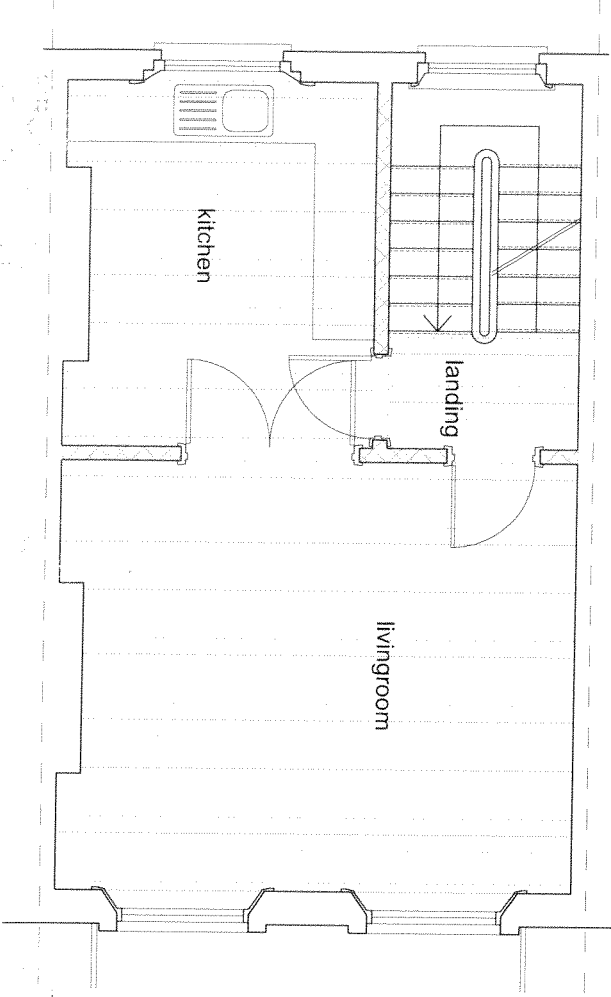
New tile finish on plywood subfloor

Salvaged timber floorboards sourced from elsewhere

SECOND FLOOR PLAN
AS PROPOSED



FIRST FLOOR PLAN
AS PROPOSED



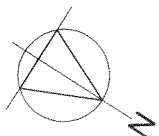
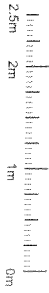
01	04.12.13	2nd floor plan amended
00	28.08.13	Listed building consent

VMA architects
21 Sunningfields Road, London NW4 4QR
tel: 020 8203 1240 vma@vma-architects.com
Job title
81 B ALBERT STREET,
LONDON NW1 7LX

Drawing title
FIRST AND SECOND FLOOR PLANS
AS PROPOSED

Scale	Date
1:50@ A3	Aug 12
Drawing No.	Rev. No.
300/101	01

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LEGEND:

Ceilings

New lime & lath plaster ceiling.

New plasterboard ceiling.

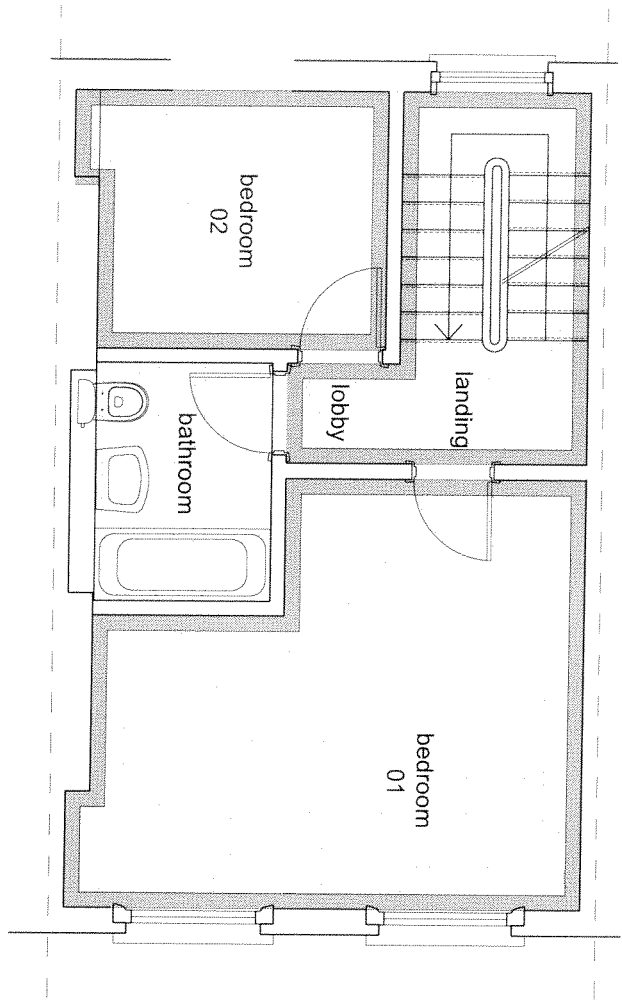
Cornices

Retained original cornices

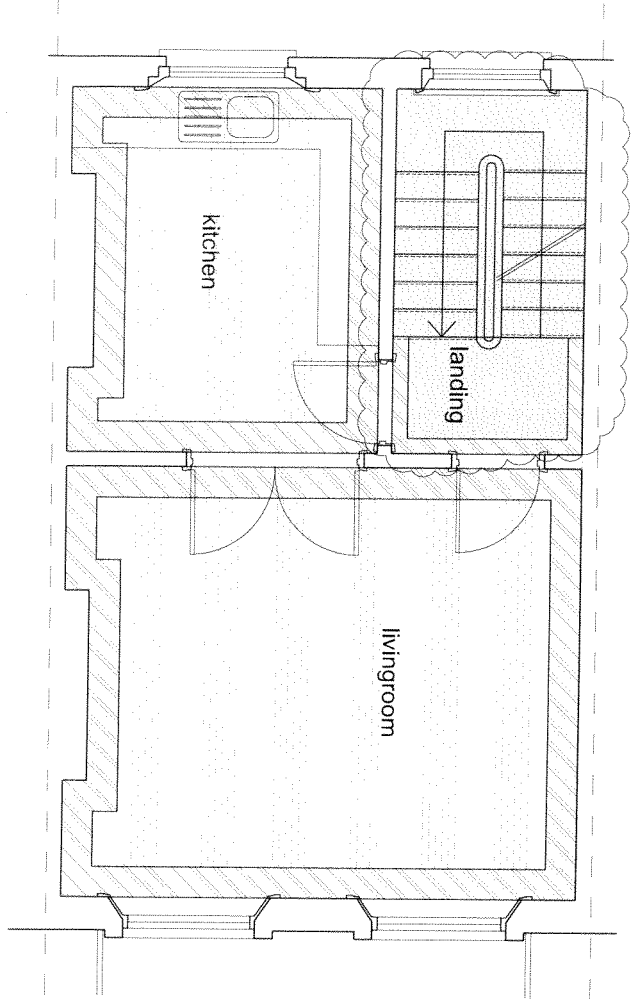
Retained original ceiling

New fire reinforced plaster cornices

SECOND FLOOR
REFLECTED CEILING PLAN
AS PROPOSED



FIRST FLOOR
REFLECTED CEILING PLAN
AS PROPOSED



01	04.12.13.	1st floor ceiling amended
00	28.08.13.	Listed building consent

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21 Sunningdale Road, London NW4 4QR
tel: 020 8203 1240 vma@vma-architects.com

JOB title
81 B ALBERT STREET,
LONDON NW1 7LX

Drawing title
FIRST AND SECOND FLOOR REFLECTED
CEILING PLAN AS PROPOSED

Scale
1:50@ A3
Date
Aug 12

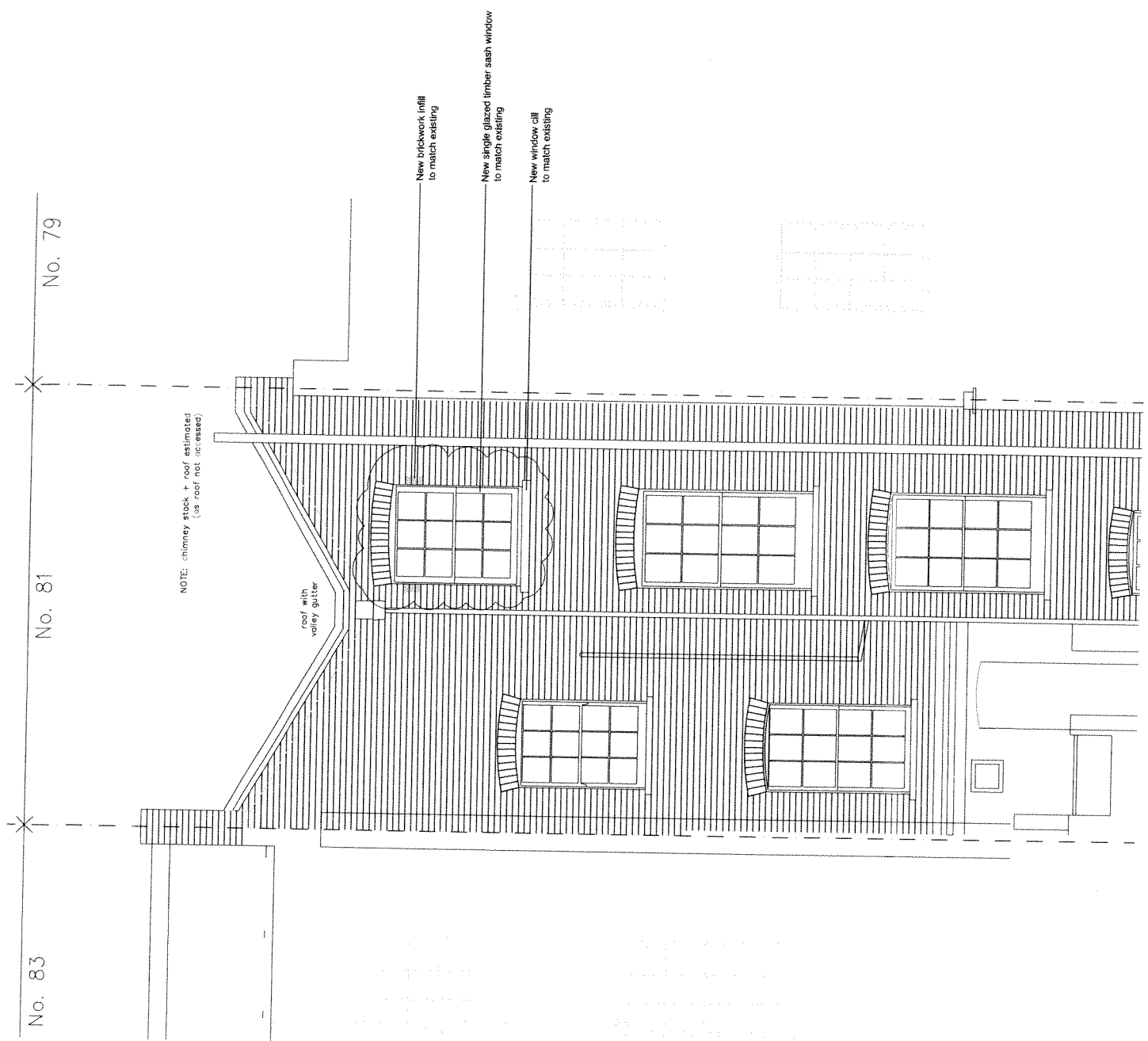
Drawing No.
300/102
Rev. No.
01

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NOTE:

For window details see dwg no 300/105
For detail description of brick repairs see 'Brick samples and specification'



01	04.12.13	Window horns omitted
00	28.08.13	Listed building consent

VMA architects
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tel: 020 8203 1240 vma@vm-architects.com

Job title
81 B ALBERT STREET,
LONDON NW1 7LX

Drawing title
REAR ELEVATION
AS PROPOSED

Scale	Date
1:50@ A3	Aug 12
Drawing No.	Rev. No.
300/103	01

REAR ELEVATION
AS PROPOSED

81 Albert Street, London NW1 7LX



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Punjabi
ਜਗ੍ਹਗੀ: ਇਹ ਫਾਰਮ ਸਾਡੇ ਕੋਲ ਭੇਜਣ ਲਈ ਖਾਸ ਮਿਆਦ ਹੈ। ਇਸ ਮਿਆਦ ਦਾ ਸਮਾਂ ਪੂਰਾ ਹੋ ਜਾਣ ਤੋਂ ਪਹਿਲਾਂ ਇਹ ਫਾਰਮ ਸਾਡੇ ਕੋਲ ਲਾਜ਼ਮੀ ਤੌਰ ਤੇ ਪਹੁੰਚ ਜਾਣਾ ਚਾਹੀਦਾ ਹੈ। ਜੇ ਤੁਹਾਨੂੰ ਇਹ ਫਾਰਮ ਭਰਨ ਲਈ ਮਦਦ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਅਸੀਂ ਤੁਹਾਨੂੰ ਸੁਝਾਉਂਦੇ ਹਾਂ ਕਿ ਤੁਸੀਂ ਇਹਦੇ ਬਾਰੇ ਕਿਸੇ ਤੋਂ ਸਲਾਹ ਲਵੋ।

Gujarati
મહત્વનું : અમને આ ફોર્મ મોકલવા માટે સમય મર્યાદા છે. આ સમય મર્યાદા પૂરી થાય તે પહેલાં અમને તે મળી જવું જ જોઈએ. જો તમને આ ફોર્મ ભરવા માટે મદદની જરૂર હોય તો અમે તમને સલાહ મેળવવાનું સૂચન કરીએ છીએ.

Hindi
आवश्यक : इस फॉर्म को हमारे पास भिजवाने की एक समय-सीमा है। उस समय-सीमा के ख़ाते से पहले हमें यह फॉर्म अवश्य मिल जाना चाहिए। यदि आपको इस फॉर्म को भरने में सहायता चाहिए, तो हमारा सुझाव है कि आप किसी की सलाह लें।

Urdu
اہم: اس فارم کو بھیجنے کے لئے وقت کی ایک سیار ہے۔ اس سیار کے گزرنے سے پہلے پہلے ہمیں یہ فارم پُر کرنا چاہیئے۔ اگر اس فارم کو بھرنے میں آپ کو مدد کی ضرورت ہے تو ہماری رائے ہے کہ آپ ضرور مدد حاصل کریں۔

Bengali
জরুরী: এই ফর্ম আমাদের কাছে পাঠানোর একটা সময়সীমা আছে। এই সময়সীমা শেষ হবার আগেই এটা পূরণাও আমাদের কাছে পৌঁছাতে হবে। এই ফর্ম পূরণ করায় যদি আপনার নাশাওয়ার দরকার হয় তাহলে আমাদের পুরণার, কারো পরামর্শ নিন।

Chinese
重要通知: 把这份表格寄回给我们是有时间限制的。我们必须在规定时间内收到这份表格。倘若你需要别人帮助你填写这份表格, 我们建议你寻求指导。

English
IMPORTANT: There is a time limit for sending this form to us. We must receive it before the time expires. If you need help filling in this form, we suggest you get advice.