

Mr Olgierd Miloszewicz  
Build London Architecture  
36-38 Old Devonshire Road,  
London,  
SW12 9RB

Application Ref: **2015/2163/L**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

29 May 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**109 Albert Street,  
London,  
NW1 7NB**

Proposal:  
Erection of mansard roof extension with dormer windows to front. Internal alterations at basement and loft level including erection of new internal staircase. Grade II Listed.  
Drawing Nos: 14104-PLN-;00,01,03,04,05,06,07,08,09;Rev0, Heritage statement, Design & Access Statement.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions and reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The works hereby approved are only those specifically indicated on the drawings



referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative:

- 1 Reason for granting Listed Building consent.

The proposed mansard roof extension and the dormer windows is considered subordinate in scale and location to the three storey host building, and respects the character and setting of the Grade II listed terrace in which the property forms part of. The proposal matches in terms of traditional design, size, timber framed windows and slate tile and lead flashings materials of other existing mansard dormers on this terrace. The proposal would create additional residential accommodation, ancillary to the host property.

Due to the number of mansard roof dormers either side of the street, it is considered that the proposed extension would be complementing the terrace. The terrace has 20 properties, of that only three of them (which include the proposal site) do not have roof extensions, but with the original butterfly valley roof (other two are adjoining). The application property has an existing modern flat roof building towards the rear which would be demolished, this is welcome.

The other proposal includes the reintroduction of the internal staircase which leads from the basement to the ground floor. Due to the sympathetic nature and scale of the works, this is considered acceptable. Such works follow the design and layout of the existing staircases within this property. The internal layout would reinstate the staircase where the original once stood prior to the basement being converted into a flats following planning permission granted in 1963. The conversion installed a kitchen in place of the staircase. As part of this application the kitchen would be removed, this is welcome as it would stop smoke/steam in an unventilated space which would affect the interior. The basement area flat was converted back to a single dwellinghouse some time ago. The specific area in question appears to be modern with refurbished floors and ceiling; such reintroduction of staircase is considered not to be detrimental to the original features of the property.

As such the proposal would not have material impact on neither the character nor appearance of the listed terrace.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015 consolidated with alterations since 2011; and paragraphs 14, 17, and 56-66 and 126-141 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment