

Miss M J Long
Long Kentish Architects
31a Grove End Road
London
NW8 9LY

Application Ref: **2015/3346/L**
Please ask for: **Hannah Walker**
Telephone: 020 7974 **5786**

7 August 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
20 Albert Street
London
NW1 7NU

Proposal:

Insertion of new windows and rooflights, enclosure of open mezzanine, roofing over external yard and associated alterations

Drawing Nos: Site location plan; Heritage and Design & Access Statement dated 7 July 2015; SO/SK 20 Rev A; 21; 22 Rev A; 23 Rev A; 24.

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 All new external and internal works and finishes and works of making good to the



retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 The works hereby approved are only those specifically indicated on the drawing(s) 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.

Informative(s):

- 1 This application is for internal and external works to the building.

A number of rooflights are to be inserted however these are conservation grade, located discretely and will not be readily visible from public vantage points. Existing French doors are to be replaced with Crittal steel doors which will be an improvement over the existing unsympathetic units and will be in keeping with the studio character of the building. Two new circular windows are to be incorporated at high level on the south elevation however these are well concealed from public views and are not harmful to the building's special interest. The front door is also to be sympathetically replaced. The window above the front door which is not historic is to be marginally increased in width so as to allow egress in case of fire.

A small existing internal courtyard is to be covered over to create more habitable accommodation. This will include the original brick external wall of the studio however this will remain as exposed brickwork in order to retain its original character. The infilling of this space is discrete and is wholly within the envelope of the listed building. This will not have any harmful impact upon its special interest given the extensions and alterations that have taken place to the studio over time.

Various internal works are proposed however there is little of significance remaining within the building and all of the works are considered acceptable.

The site's planning history was taken into account when coming to this decision. As there are works to the exterior of this Grade II listed building public consultation was undertaken however no responses were received as a result of this.

Special regard has been attached to the desirability of preserving the listed building

and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with 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. The proposed development also accords with policy 7.8 of the London Plan 2015 consolidated with alterations since 2011, and paragraphs 14, 17 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', written in a cursive style.

Ed Watson
Director of Culture & Environment