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Application Ref: **2015/4184/L**
Please ask for: **Victoria Pound**
Telephone: 020 7974 **2659**

30 October 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
75 Albany Street
London
NW1 4BT

Proposal:
Internal alterations at Ground, 1st, 2nd and 3rd floor levels including formation of new door openings and alterations to partitioning (retrospective).

Drawing Nos: Existing garage, ground 1st 2nd and 3rd floor plans (dated 06.07.2015); proposed garage and 3rd floor plans (dated 06.07.2015); proposed ground, 1st, 2nd floor plans and door details D1, D2 and D3 (dated 05.10.2015); Heritage Statement dated 2 October 2015.

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 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.

- 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 Reasons for granting listed building consent:

The building has been significantly altered and rebuilt in the C20 following war damage, but generally retains its historic domestic cellular layout. There is no historic joinery or other significant features remaining internally except the staircase.

At ground floor level, it is proposed to form a wider opening between the ground floor front room and hallway, given the relatively narrow proportion of the main room in relation to the more generous hallway. This aspect of the work is considered acceptable in this case as there will be no loss of historic fabric, and the size of the opening will still allow the original plan form at this level to be understood.

The proposed alterations to the floor plans at the other levels of the building are minor in nature and will not have a significant or detrimental impact upon the original layout and room volumes.

The proposal is considered to be acceptable in listed building terms as no significant or historic fabric will be lost or detrimentally affected, and the character and special interest of the building will be preserved.

The site's planning history was taken into account when coming to this decision. No representations were received as a result of consultation.

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 March 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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment