

Mr Mark Strawbridge
Mark Strawbridge
20 Bath Street
Nottingham
NG1 1DF

Application Ref: **2015/4204/L**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

16 November 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Ground Floor Flat
88 Albert Street
London
NW1 7NR

Proposal:
Convert rear window to a Georgian style door & Internal alterations to a fireplace
Drawing Nos: Design & access statement & Heritage statement, 0103B, 102B & internal
Chimney breast drawing

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



0103B, 102B & internal Chimney breast

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.

- 4 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.

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

d) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

e) Samples or manufacturer's details of new door frame materials and limestone step for the proposed development.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 6 A method statement, including details of removal and dismantling of the brick wall shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 The proposed alteration of the existing original rear sash window to a new georgian style rear door and retention of the upper sash window element is on balance, considered to be acceptable, meeting Development Plan Document policy DP25. The proposed door would be designed in a Georgian style to reflect the character of the Grade II listed building. The retention of the upper sash window is positive, maintaining a portion of the existing historic fabric of the building. The proposed door would be made of timber to match the existing materials, complying with guidance in CPG1 and a limestone step would be located at the foot of the proposed rear door permitting access.

The justification for the establishment of a rear door in the proposed location would be to provide improved access from the ground floor to the rear garden. The proposed rear door would result in the removal of historic brickwork generally considered desirable to maintain and keep on listed buildings. The loss of historic fabric can be considered acceptable if the proposed alterations improve the appearance and quality of the building and do not harm the special architectural interest of the site. The original window glazing bars are not present and the poor quality repointing of the brick work beneath the sash windows has resulted in some loss of character and historic fabric.

On balance the further loss of historic fabric is considered to be acceptable given the improvement in the quality of the listed buildings character and improved exterior. The alterations would not result in unreasonable loss of the special interest of the building.

The proposed internal alterations to the chimney are justified to provide an extraction flue. The removal of fabric in the middle of the fireplace would maintain the extent and appearance of the original fireplace. The marginal loss of historic fabric would be considered on balance to be acceptable.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policy CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 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 2015; and paragraphs 14,17, 56-66 and 125-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson
Director of Culture & Environment