

Mr Michael Simmons
Critical Mass Architects
Cappys Cottage
Croft Road
East Ogwell
TQ12 6BA

Application Ref: **2016/3039/L**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

14 September 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
67 Albany Street
London
NW1 4BT

Proposal:
Installation of vents at lower ground floor level and internal alterations in connection with the Conversion of the ground floor flat and upper floor maisonette to form a single family dwellinghouse, including creation of lift lobby.
Drawing Nos: : 090 67AS 01; 090 67AS 02; 090 67AS 03; 090 67AS 04; 090 67AS 05; 090 67AS 06; 090 67AS 07; 090 67AS 08A; 090 67AS 09; 090 67AS 10; Design and 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.

Informative(s):

- 1 Reason for granting listed building consent.

Externally, the rear of the terrace has been extensively altered. The minor works proposed include the insertion of two small vents (for a new cooker and boiler) dressed in PVC black piping to resemble the existing rainwater downpipe. It is considered preferable for servicing to be located on the rear of the building rather than the front which forms the principle elevation. The external vents are to be fitted in the least visually intrusive positions. Along the terrace of properties there are a number of PVC flues and pipes; it is considered that the proposed vents are not out of keeping and do not significantly harm the special architectural or historic interest of the listed building or the character and appearance of the conservation area.

To install a passenger lift between ground and second floors and convert the existing ground floor flat and upper floor maisonette into a single family dwellinghouse, non-original subdivisions and modern dropped plaster board ceilings would be removed. The interior of the terrace has been extensively altered and as such the proposal would not result in the loss of historic fabric or harm the special interest of the building. It is therefore considered acceptable in listed building terms.

Public consultation was undertaken by placement of a press notice and site notice, whereby no responses were received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

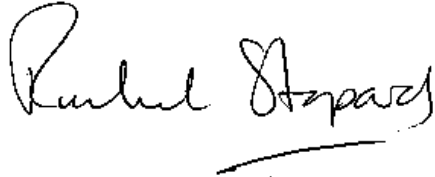
Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policy 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 the policies of the London Plan 2016 and 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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities