

Mr Tom Sothgate
Terence O'Rourke
Linen Hall 162 - 168
Regents Street
London
W1B 5TE

Application Ref: **2015/6661/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

19 September 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7 Albany Street
London
NW1 4DX

Proposal:

Alterations to internal partition walls and doors at GF and 1F, replacement of reproduction decorative features and reconfiguration of partitions at 2F and 3F.

Drawing Nos:

Site Location Plan;

AS-100, AS-101, AS-102, AS-103 (all 12.08.16);

AS-Axonometric View_Ground Floor (06.09.16), AS-Axonometric View_First Floor (12.08.16);

AS-Section View_Ground Floor AA & BB (06.09.16), AS-Section View_Ground Floor CC & DD (12.08.16), AS-Section View_Ground Floor EE & FF (06.09.16), AS-Section View_Ground Floor GG (12.08.16);

AS-900 D1, AS-901 D1, AS-200 D1, AS-204 D2, AS-800 D1, AS-1000

Heritage Statement;

Heritage Statement Addendum (June 2016)

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.

- 4 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting Listed Building Consent:

7 Albany Street is part of a Grade-II listed terrace of which the significance is heavily invested in the street elevation and in the group as a planned element of Nash's Regent's Park development. The building itself appears to have been almost wholly reconstructed behind the front façade with some evidence that original window joinery there might survive. While the plan-form on the ground and first floors closely matched the likely original layout, other areas of the house and a rear extension beyond the building line on the ground-floor depart from this.

The proposals aim at a total refurbishment of the interior to increase its quality and introduce a more modern style, while retaining the historic plan-form and the sequence of volumes and spaces. The building's appearance to the exterior will not be affected at all. Within, new openings between the main rooms and circulation spaces will retain generous nibs and downstands. The non-original but historically appropriate timber staircase will be retained with a new secure balustrade; its compartment will remain enclosed from top to bottom of the house. Standard replica skirtings, mouldings, fireplaces and joinery will be replaced with alternative designs, with no loss of historic fabric. Pocket doors and other unhistorical fittings will be concentrated in areas and partitions away from historic spaces. The historic and architectural special interest of the house will not be harmed.

Comments were received from the Regent's Park Conservation Area Advisory Committee, these were taken into account in negotiations with the applicant which satisfied the CAAC's reservations. Historic England responded with a letter of flexible authorisation duly stamped and signed on behalf of the Secretary of State dated 19/01/2016. The site's planning history was 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.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 2016 consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

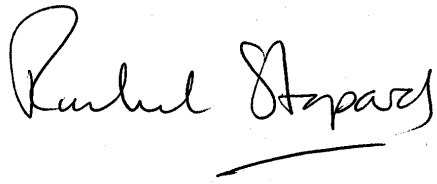
You can find advice about your rights of appeal at:

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

Yours faithfully

Executive Director Supporting Communities

2015/6661/L

A handwritten signature in black ink, reading "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities