88 Albert Street

London Borough of Camden

NW1 7NR

Retrospective Application for Listed Building Consent

CONTENTS

INTRODUCTION

Scope of report

This report is written to apply for retrospective listed building consent for:

- Repairing broken concrete lintels by installing steel lintels above windows on the front of the property; and
- Installing decking in the back garden.

The application is made in retrospect as the broken wooden lintels were discovered as part of the refurbishment of the property in November 2015. As the work done was considered to be repairs and maintenance with no intended design changes or widening of apertures, the owners did not think listed building consent was required and thus it was an oversight not to have submitted an application for listed building consent before the repairs were done. However, as the work was structural, an external structural engineer and Camden Council Building Regulations were consulted.

The owners were naively unaware that laying decking required listed consent. Having had discussions with the Planning Enforcement Officer, the owners appreciate this and therefore are applying for listed consent retrospectively.

As such, this application is being written after the work has been completed.

Designated heritage assets

The property is part of the Grade II listed group 50-88 Albert Street. The railings are included within the listing.

The site is within Camden Town Conservation Area.

It is notionally within the setting of the listed group 45-97 Albert Street. However almost all of the 19th Century residential buildings in the Conservation area are listed.

Aims and objectives

The aim of the report is to:

- Apply for retrospective listed building consent for replacement of broken wooden lintels with steel lintels
- Apply for retrospective listed building consent for decking in the back garden
- Discuss change to appearance to the building
- Provide context for the work and repairs done to justify reason for retrospective application

HERITAGE AND HISTORY

Pre-planning

The residential parts of the Conservation Area are largely homogeneous in scale and character, having been laid out within a period of three decades spanning the ears 1820-1850. The western part of the Conservation Area comprises long residential terraces running in a north-south direction on a planned rectilinear grid (Mornington Terrace, Albert Street and Arlington Road) intersected by shorter terraces (Delancey Street and Mornington Street). A second pocket of residential development originally made up of slightly grander terraces, falls south-east of the High Street (Harrington Square and Oakley Square).

The terrace 50-88 was built between 1844 and 1848; the work of seven different builders, erected as three storey buildings raised on basements. No. 88 is the northernmost end of the terrace.

Front Elevation (West)

The OS map of 1873 shows the site with a range of outbuilding to the east and the gardens of properties off Clancey Street to the north. Front and rear steps up into the "ground" floor level are evident. The Park Chapel and school are shown, to the west.

Ordinance survey map of 1873, 1:1056 series, not to scale

Ordinance survey map of 1896, 1:2500 series, not to scale

The 1896 map is less detailed but indicates little change in form. Both plans show the whole of the east side of Albert Street as a terrace.

No bomb damage was sustained in Albert Street. The nearest bomb fall was recorded in Mornington Terrace. The contemporary map shows the workshops and Chapel/School replaces and nearby gardens reduces in size.

OS Plan circa 2001, not to scale

The listing description is as follows:

ALBERT STREET 798-1/76/36 (East side) 14/05/74 Nos. 50-88 (Even) and attached railings GV II

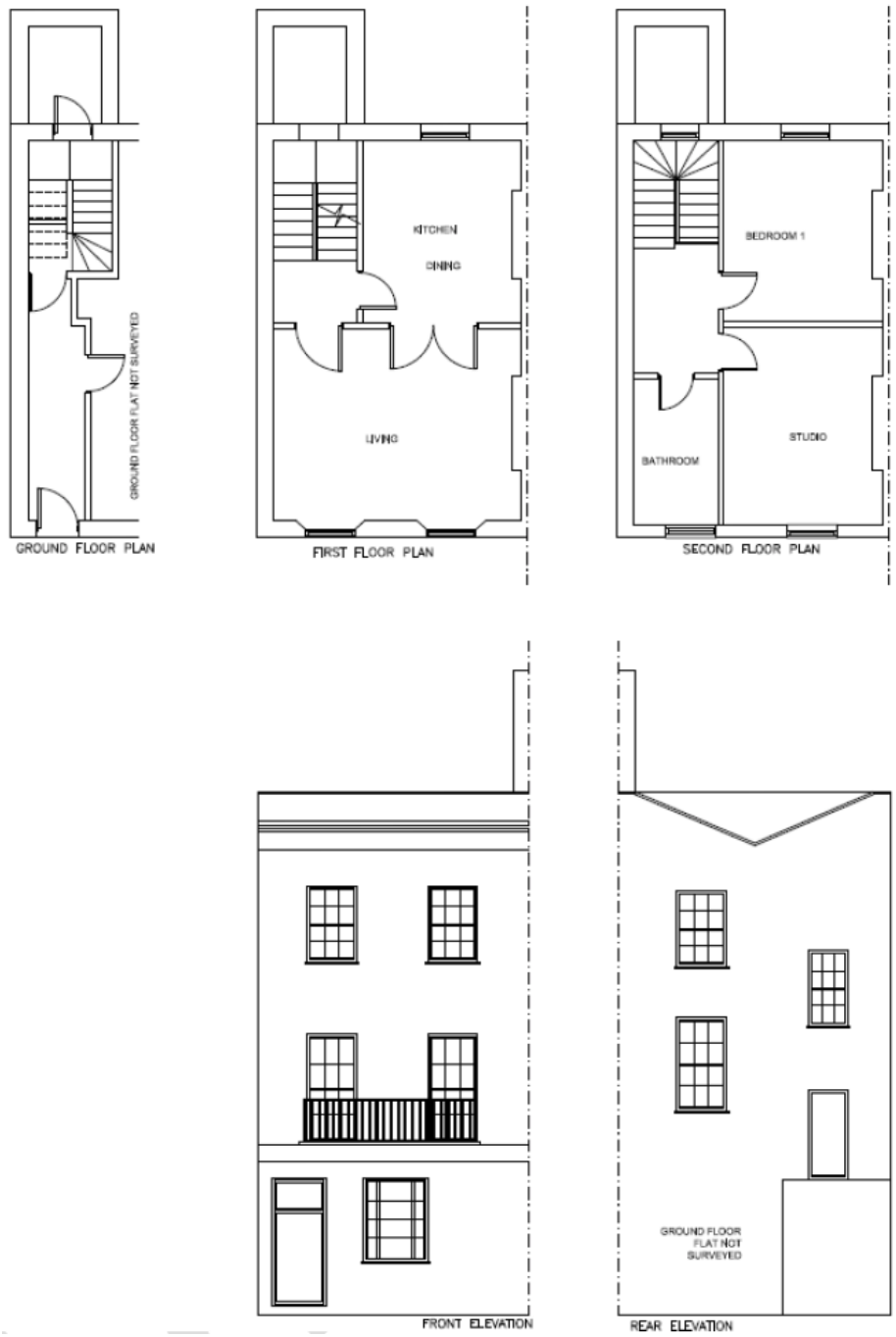
Irregular terrace of 20 houses. 1844-45. The following builders are known: Nos. 50-60, probably George Bassett Jr; Nos. 62 & 64, J Tickner; Nos. 66 & 68, J Burrows; No. 70 & 72, J James; No. 74, R Radbourne; No. 76, AR Rogers; No. 78, J Toleman; Nos. 80-84, R Batterbury; No. 86, JW Hudson. Yellow stock brick and rusticated stucco ground floors. EXTERIOR: 3 storeys and basements, Nos. 60, 72, 74, 80-84, with penthouse additions. Nos. 52, 68, 76, 78 & 86, slate mansard roofs with dormers, 2 windows each. Square-headed doorways, most with pilaster-jambs and enriched console brackets carrying palmette enriched frieze. Nos. 86 & 88, enriched console-brackets carrying frieze. Recessed sashes, Nos 52-64, 68-72 & 78 with margin glazing to ground floors. Nos. 80-88, tripartite ground floor sashes. Upper floors with architraved sashes (except Nos. 84-88); 1st floors with console-bracketed cornices (except Nos. 50 & 52). Cast iron balconies to all 1st floor sashes. No. 84 with slightly projecting window bays and parapet and brick dentil cornice. Nos. 50-56, parapets. Nos. 58-82 and 86 & 88, stucco cornice and blocking course (No. 66, cornice cut back). INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas and steps.

Planning

The site comprises an (original 3; now 4 storey) townhouse with basement. Until circa 1985, the building was officially one dwelling. Various applications for different permutations of conversation schemes were made in 1985, see table below. It is not entirely clear from the paperwork which of the many detailed changes were implements; the 1989 approvals allowed conversion of the building into 2 maisonettes, with a single storey extension to the ground floor and the insertion of window in the rear elevation. The 2010/2012 consents appear to have been implemented as approved.

LPA Ref	Proposal	Decision	Date
8903012	Conversion of B & GF to s/c flats with extension	Refuse	03011989
8970401	Conversion G & B to 2 dwellings with link	Defer	03011989
8903594	Scheme A - 2 storey Rear Extension C/U to 2 maisonettes	Refuse	21091989
8903595	Scheme B - single storey Rear Extension C/U to 2 maisonettes	Approve	21091989
8970507	Scheme A (LBC)	Defer	21091989
8970508	Scheme B (LBC)	Approve	21091989
2010/6631/P & 6633/L	Mansard Roof Extension 2 dormer windows front and 2 rear New Stairs and Ensuite	Approve	10022010
2012/5112/L	Details pursuant to 2010/6633/L	Approve	28092012
2015/4204/L	Conversion rear sash window to Georgian style door and internal alterations to a fire place.	Approve	16112015

Entrance the maisonettes is via a shared lobby, with staircase off serving the upper unit. The figure below shoes the floor plans and elevations as approved and apparently implemented circa 1985.



Ground, 1st and 2nd Floor Plans & Elevations prior to 2012 (Studio Architects ex LBoC webstie)

Listed Building and Planning consents for a former extension to the upstairs maisonette, with windows front and back, and internal alterations to facilitate, were granted in 2012.

The terrace

The terrace as a whole is built in the same materials, but all of the buildings show evidence of having been altered, extended, converted in many cases and repaired. Roof extensions to several are mentioned in the listing, and therefore significant works in some cases predate 1974.

Nearby heritage assets

Camden Town Conservation Area was designated in 1986, reviewed in 1997 and appraised in 2006.

The Conservation Area Appraisal of 2007 (LBoC) summarises the character as follows:

The Camden Town Conservation Area can be divided into two sub areas of distinctly different character, a busy commercial and retail area, and, a quieter more formal residential area.

The commercial sub area consists of a traditional wide shopping street linking the busy junction at Mornington Crescent to the eclectic and lively town centre at the heart of Camden Town. The focus of Camden Town is Britannia Junction which acts as a hub and an important interchange, with busy, noisy, dynamic and diverse characteristics. This retail and commercial area is powerfully urban in character with few openings between the continuous building lines and an absence of public open spaces and soft landscaping. Within this part of the Conservation Area there are two underground stations, an array of banks, restaurants, street markets, shops and stalls, signs and vehicles all existing within an historic architectural streetscape. The buildings reflect the diverse and changing architectural styles over the last two hundred years. Terraces of flat fronted early to mid 19th century houses now fronted by shops, mid Victorian stucco terraces, Victorian Gothic buildings, late Victorian and Edwardian red brick parades four and five storeys high with decorative gables, imposing banks, places of entertainment and public houses occupying key focal sites, and 20th century buildings all contribute to the wide ranging variety of architectural styles.

To the east, the backs of the retail premises on Camden High Street are accessed by cobbled mews which today are still largely in commercial use. Beyond the commercial interests are areas of late 18th and early 19th century residential development while to the west of the High Street narrow passage-ways link through to quiet tree lined streets forming the residential sub area. These streets of stock brick and stucco terraces date from the early to mid 19th century and are more consistent in character, and are in marked contrast to the dynamic, busy commercial frontages.

The Conservation Area has a high proportion of 19th century buildings both listed and unlisted, which make a positive contribution to the historic character and appearance of the Conservation Area. There is an overall 19th century architectural and historic character and appearance throughout.

The residential sub-area (N0.2) states that:

The residential parts of the Conservation Area are largely homogenous in scale and character, having been laid out within a period of three decades spanning the years 1820-1850. The western part of the Conservation Area comprises long residential terraces running in a north-south direction on a planned rectilinear grid (Mornington Terrace, Albert Street and Arlington Road) intersected by shorter terraces (Delancey Street and Mornington Street). A second pocket of residential development, originally made up of slightly grander terraces, falls south-east of the High Street (Harrington Square and Oakley Square). The area contains a large number of good examples of early/mid 19th century speculatively built terraced London houses, generally of a uniform appearance, and many statutorily listed for their special interest.

Albert Street is described thus:

Albert Street has a high quality streetscape. Lined on both sides almost without interruption by uniform historic terraces, it is wider than nearby streets, creating a sense of space. There are a large number of street trees, complemented by planting in the generous front gardens, which south of Delancey Street are as much as 5 metres deep.

The finely detailed brick and stucco terraces were built in most part by George Bassett, surveyor to the Southampton Estate, in the years 1844-48. However, the terrace on the east side, Nos 50-88, of an equally homogenous appearance, was the work of seven different builders. The majority of terraces were erected as three storey buildings raised on basements. The terrace on the east side, south of Mornington Street, Nos 22-46, is of a symmetrical composition with a raised parapet forming a central feature spanning Nos 34-38. It is the only terrace in the street with an historic mansard attic storey.

A large proportion of the houses in Albert Street survive as single family dwellings. Although the architectural integrity of the terraces has been retained at the front, glimpses from side streets reveal an array of oversized and out-of-scale rear extensions, many of which were constructed under permitted development rights prior to the statutory listing of properties and the designation of the Conservation Area. Similarly, several properties have inappropriate roof extensions, partially visible above the front eaves parapets, ranging from oversized mansards and dormer windows to flat roofed accommodation set behind front roof terraces.

Conservation Area Boundary and Summary (LBoC 2007)

CONDITION OF SIGNIFICANCE

Statement of significance

The terrace numbered 50 – 88 Albert Street is listed at Grade II.

The terrace is of high significance as a heritage asset. As such, it has historical, evidential, aesthetic and communal values as follows:

Historical value: The terrace relates to other buildings
Evidential value: The buildings of the terrace provide evidence of early 19th century architectural design and some evidence of historic fabric.
Aesthetic value: The buildings of the terrace provide a view of a set of late-Georgian block frontages, especially when viewed in context with the terrace opposite.
Communal value: The buildings of the terrace are an important part of the interrelation with other nearby buildings and the wider Conservation Area.

Internally, the limited survival of details at lower levels and the intervention occasioned by C20/C21st works in combination have resulted in a minor negative impact the significance of the asset.

Conservation Area

The Conservation Area is of high significance as a heritage asset. The listed terrace of which the site is a part makes a positive contribution to the character of the Conservation Area and the setting relationship between the two can be considered to be of high significance.

Nearby listed buildings

The terrace of nearby listed buildings (Grade II) and is considered to be of high significance as a heritage asset.

WORK PERFORMED REQUIRING RETROSPECTIVE LISTED CONSENT

Lintels

During the internal refurbishment process that began in October 2015, it was discovered that the lintels above the lower ground and ground floor sash windows were broken and were no longer sufficiently bearing the load of the building effectively.

This caused cracks on the front facade of the property, as well as a crack through the 1st floor balcony, as shown below. Prior to the internal refurbishment project which revealed the broken lintels, it was thought the cracks were caused by movement in the property as is expected in old buildings, or subsidence that had occurred over 20 years ago whereby underpinning work had been carried out by the previous owner. As such, only decorative work had been planned for at the start of the project to fill and paint over the cracks on the front façade of the property. Please note the balcony is owned by 88a Albert Street, not 88 Albert Street to which this application pertains to.

Ground floor window and 1st floor balcony (balcony belonging to 88a Albert Street, neighbour)

Ground floor window and 1st floor balcony (balcony belonging to 88a Albert Street, neighbour)

Ground floor window

Between ground and lower ground floor window

Between ground and lower ground floor window

Lower ground floor window, partial rendering removed to expose that the concrete lintel is broken

Because external structural engineers as well as a Camden Building Control Officer had already been engaged with as part of the refurbishment and renovation when the broken lintel was discovered, the work that then followed to replace the lintel was added to the process as it was advised that the problem should be fixed as soon as possible. The existing concrete lintel was found to be cracked through and considered by the structural engineers to not be adequately withstanding the load of the building above it, risking the structural integrity of the building with imminent probability of causing significant further damage.

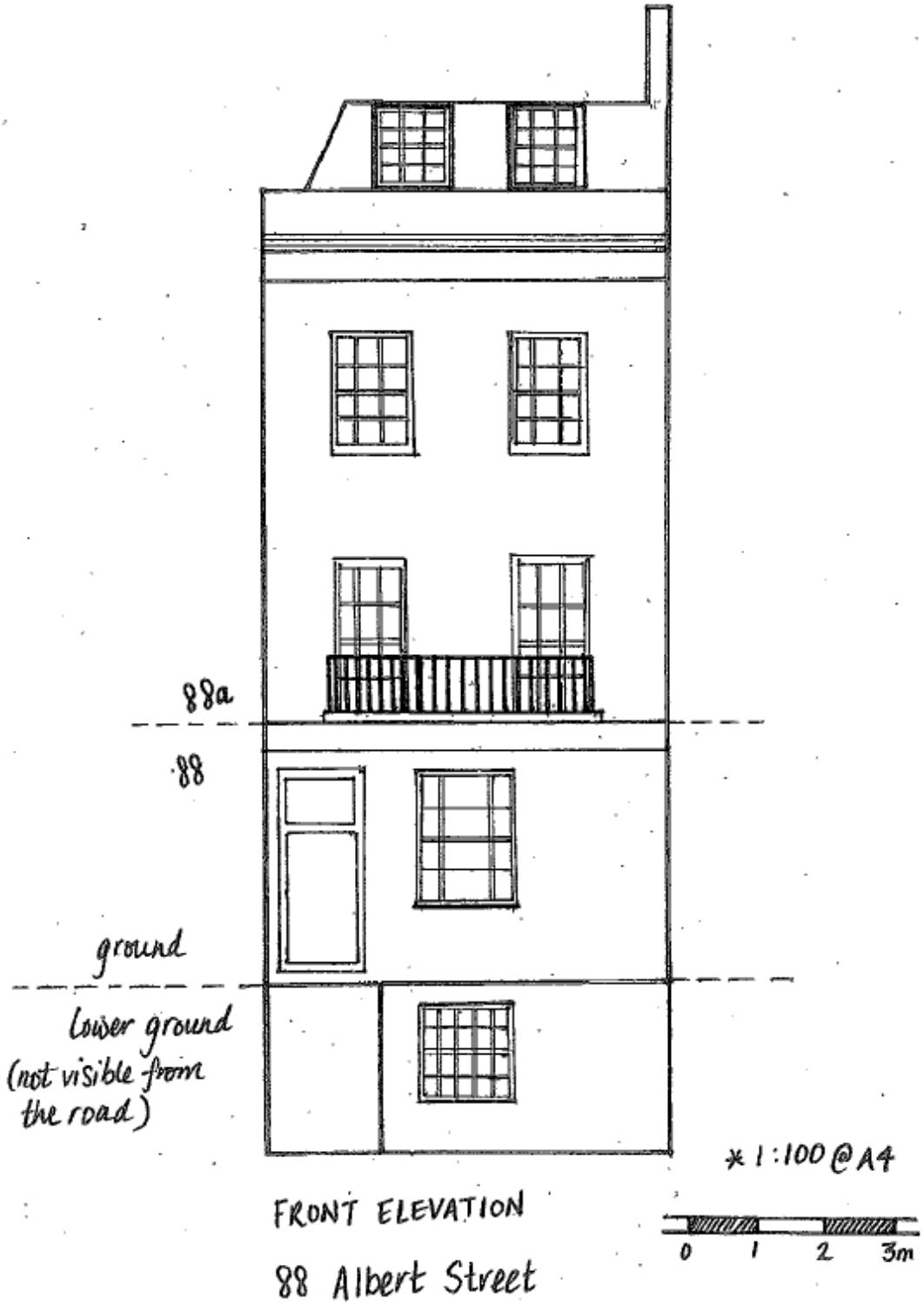
The eventual work done was in line with the calculations and advice of the structural engineers which involved replacing the concrete lintels with a steel beams. The structural engineer's calculations and requirements have been included in **Appendix 3**, and was sent to Camden Building Control on 27 November 2015 per **Appendix 1**.

However, as the aperture was not widened or altered and is considered to be a routine repair, no sign off was required by Camden Building Regulations as confirmed in the email in **Appendix 2**.

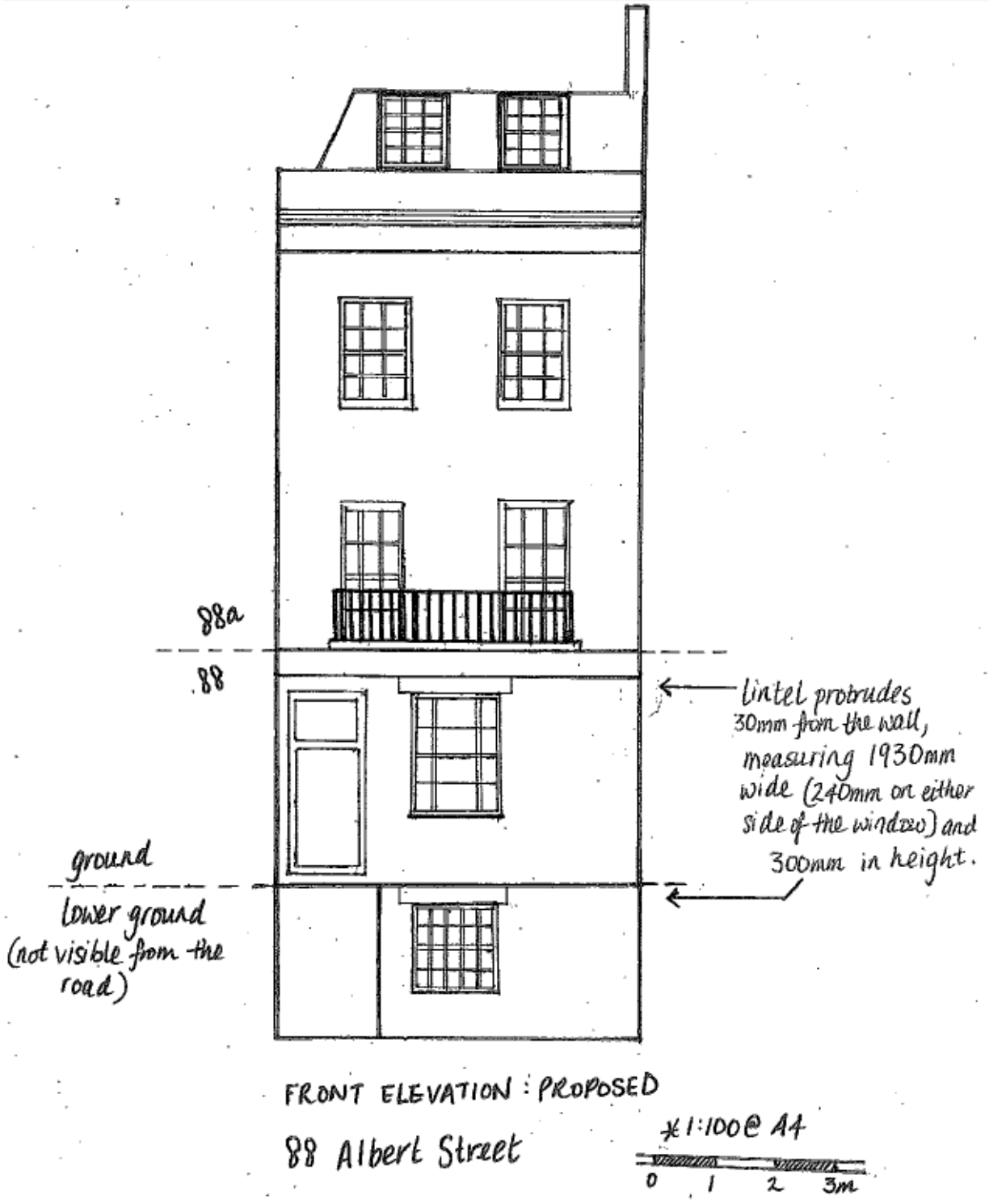
The calculations done by the structural engineer reflect that steel beams of 203 UC46 are required to bear the load of the building, which means the steel beams are 203mm high and 203mm wide. Due to the size of the steel beam, there is now a 30mm (3cm) protrusion from the wall which can be seen. The size of the protrusion is 1930mm wide (extending 240mm on each side of the window), 300mm in height and protruding 30mm from the wall.

Please note that the resultant protrusion was not expected prior to the work being taken and realised only when the work was completed. Furthermore, all repair work was undertaken from the outside of the property, due to the original wooden architrave and shutters on the internal side of the wall which was or priority to protect.

Front Elevation of Property



Ground and Lower Ground Windows with Protrusion



Current Windows

Ground floor window

Lower ground floor window (not visible from street level)

Decking in the Back Garden

When the owners purchased the property, the garden to the rear of the property was in disrepair. There were beds of soil bordered by bricks around the perimeter of the garden walls, however the bricks were not cemented together, merely stacked. As a result, a couple of courses of bricks were missing at some parts of the borders, and the bricks that did remain were unable to remain stacked, as illustrated in the photo below when the property was purchased. Crazy paving exists in the garden within the perimeter of the flower/soil beds.

Garden 1

It should be noted that the garden is sloping; the garden is higher towards the end-of-terrace (the side of the property where the French doors currently are), and slopes lower to the side of the property that shares a party wall with the neighbour at number 86 Albert Street.

As the garden is sloping, and because there is a soil/flower bed directly in front of where the French doors now are, the owners believed decking was the ideal and least intrusive solution to enjoy the garden. Decking would provide a “flat” ground and would allow little to no modification of the garden that would continue to exist underneath the decking. It is for this reason that the owners naively thought the decking would not require listed consent, but having had discussions with the Planning Enforcement Officer, they now understand and appreciate the requirement hence the retrospective application.

Due the sloping garden, the decking that has been laid appears raised. This is because the level of the decking is the same level as the highest slope of the garden. Any lower, parts of the garden would have had to be excavated. Please see photo below per ***Garden 2*** which shows the garden, before decking, being a step below the French door (where the garden is higher), but it appears much higher in photo ***Garden 3***:

Garden 2

However, the finished decking garden looks raised, as where the decking ends, the garden is much lower as it slopes:

Garden 3

Where the decking ends is at a natural point of the property; it is in line with the end of the extension or where the original terrace ended. The intention was to keep the proportions of the property intact, and the colour of the decking chosen was to compliment the style of the property. In the picture ***Garden 1*** above, the end of the original terrace/start of extension can be seen; it is close to where the palm is. The extension was built many years ago, predating the current ownership and in great excess of 20 years.

The rest of the garden has also been repaired; no change has been made with the exception of cleaning and cementing the bricks making up the flower bed borders that are not covered by the decking. Furthermore, loose bricks from under the decking were used to replace missing courses of the exposed bed borders.

Please see below panoramic picture taken of the finished garden, which the owners believe restores the flower beds that came with the property. Plants and flowers have been chosen to compliment the period of the property and the style of the garden (please excuse the pointing equipment in view):

Garden 4

PLANNING FRAMEWORK

Listed Buildings and Conservation Areas

The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

World Heritage Site

World Heritage Sites (sites deemed to be of 'outstanding universal value') are not statutorily designated and so no planning issues arise directly from them. However, it can be assumed that local planning authorities will recognise the importance of the designation.

Planning and development within and around World Heritage Sites is discussed in English Heritage's *The Protection and Management of World Heritage Sites in England (2009)* and in *London's World Heritage Sites – Guidance on Settings: Supplementary Planning Guidance* (Mayor of London, 2012).

London's World Heritage Sites contains the following:

> 1.4 The setting of heritage assets, including World Heritage Sites, is included in the London Plan 2011 as follows:
>
> "Setting is the surroundings within which an asset is experienced. Its extent is not fixedand may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.
>
> 1.5 Policy 7.10 of the London Plan 2011 seeks to conserve, promote, make sustainable and enhance World Heritage Sites and their settings, and states that development should not cause adverse impacts on World Heritage Sites of their settings, and should not compromise their Outstanding Universal Value, Integrity, Authenticity or Significance.

The site is also covered by the *Maritime Greenwich World Heritage Site Management Plan (Third Review 2013)* which lays out the Statement of Outstanding Universal Value for the site.

National Planning Policy Framework

The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations' (DCLG 2012 para 17). It recognises that heritage assets are an irreplaceable resource (para 126), and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be taken into account (para 128). The NPPF encourages early engagement (i.e. pre-application) as this has significant potential to improve the efficiency and effectiveness of a planning application and can lead to better outcomes for the local community (para 188).

NPPF Section 12: Conserving and enhancing the historic environment, is produced in full below:

Para 126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Para 127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Para 130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through

alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Para 134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Para 135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Para 138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Para 140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Para 141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Greater London regional policy

The London Plan

The overarching strategies and policies for the whole of the Greater London area are contained within the London Plan of the Greater London Authority (GLA July 2011). Policy 7.8 relates to Heritage Assets and Archaeology:

> A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
>
> B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.
>
> C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
>
> D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
>
> E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.
>
> F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
>
> G. Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

As part of the *Revised Early Minor Alterations to the London Plan (GLA Oct 2013)*, amended paragraph 7.31 supporting Policy 7.8 'Heritage Assets and Archaeology' adds that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Enabling development that would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset should be assessed to

see if the benefits of departing from those policies outweigh the disbenefits.' It further adds 'Where there is evidence of deliberate neglect of and or damage to a heritage asset the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'. The Draft Further Alterations to the London Plan (GLA Jan 2014), incorporate the changes made to paragraph 7.31 but add no further revisions to the elements of the London Plan relating to archaeology and heritage.

Local planning policy

Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans, Local Plans and Supplementary Planning Guidance with a new system of Local Development Frameworks (LDFs). UDP policies are either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have been no significant changes in legislation or advice at a national level.

In previous applications the LPA have referred to the following:

Local Development Framework (LDF) Core Strategy and Development Policies:

CS4-Areas of more limited change
CS14-Promoting high quality places and conserving our heritage
DP24-Securing high quality design
DP25-Conserving Camden's heritage
DP26-Managing the impact of development on occupiers and neighbours
Camden Planning Guidance December 2006
Camden Town Conservation Area Appraisal, adopted 2007

Commentary

The proposals accord with National and Regional policy and advice.

In as much as the policies are still relevant, in the light of NPPF/NPPG and emerging alterations to the LDF, it is considered that the proposals accord with the spirit and content of local policy.

As such, a presumption in favour of the development is claimed.

DETERMINING SIGNIFICANCE

'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- Evidential value: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- Aesthetic value: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;

- Historical value: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- Communal value: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

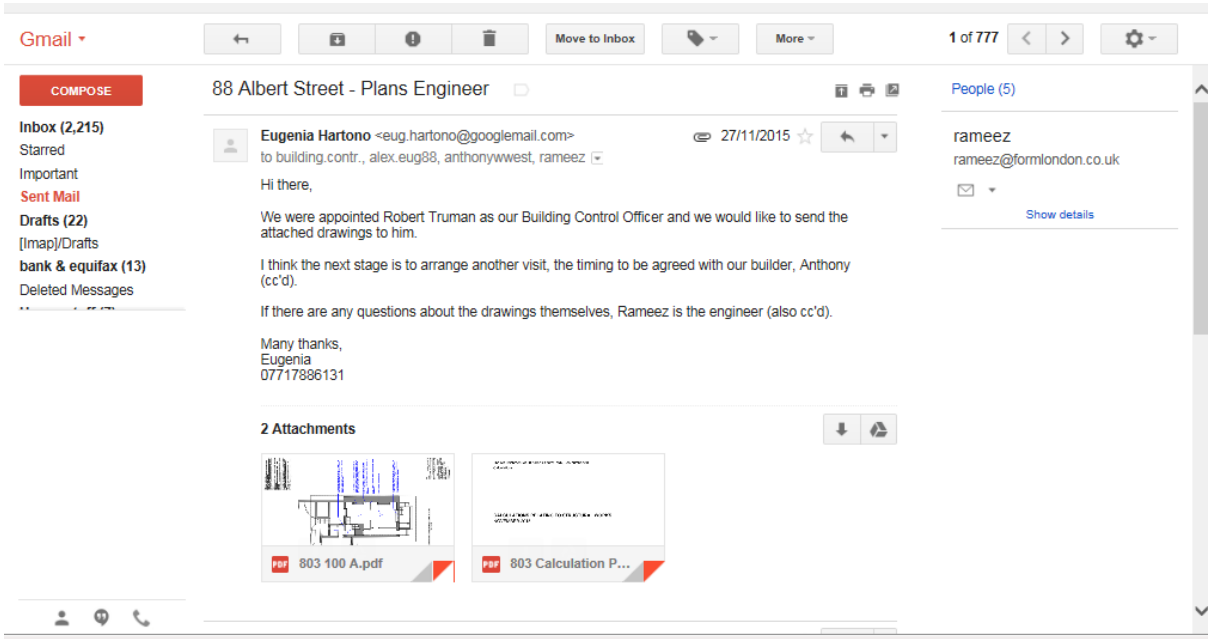
The table below gives examples of the significance of designated and non-designated heritage assets.

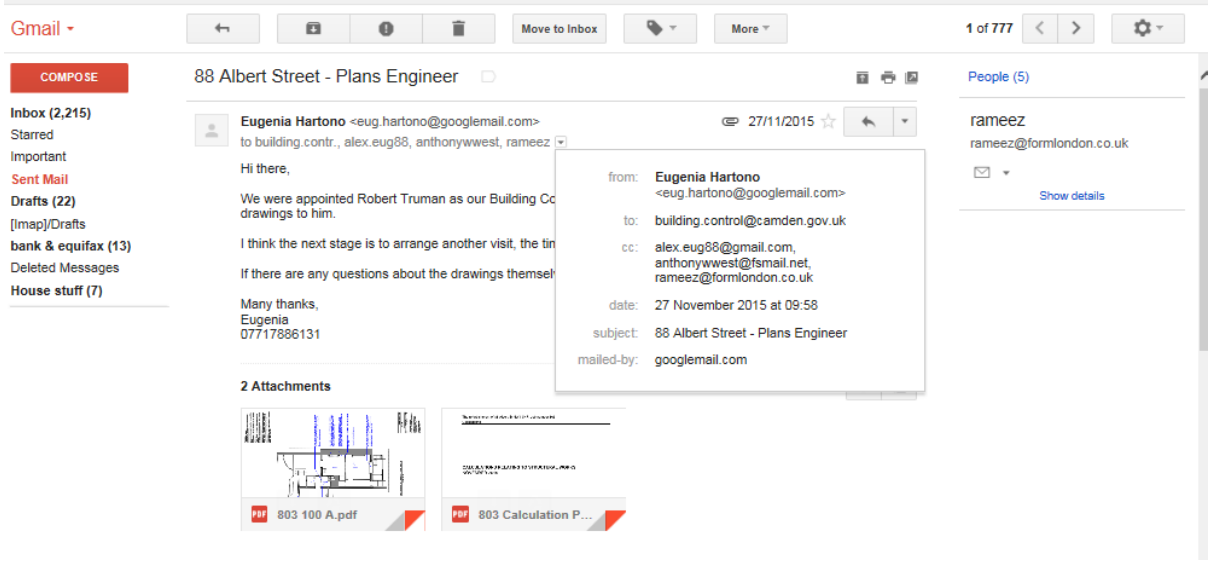
Heritage asset and description	**Significance**
World heritage sites	Very high (International/national)
Scheduled monuments	
Grade I and II* listed buildings	
English Heritage Grade I and II* registered parks and gardens	
Protected Wrecks	
Heritage assets of national importance	
English Heritage Grade II registered parks and gardens	High (national/regional/county)
Conservation areas	
Designated historic battlefields	
Grade II listed buildings	
Burial grounds	
Protected heritage landscapes (e.g. ancient woodland or historic hedgerows)	
Heritage assets of regional or county importance	
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (ie parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

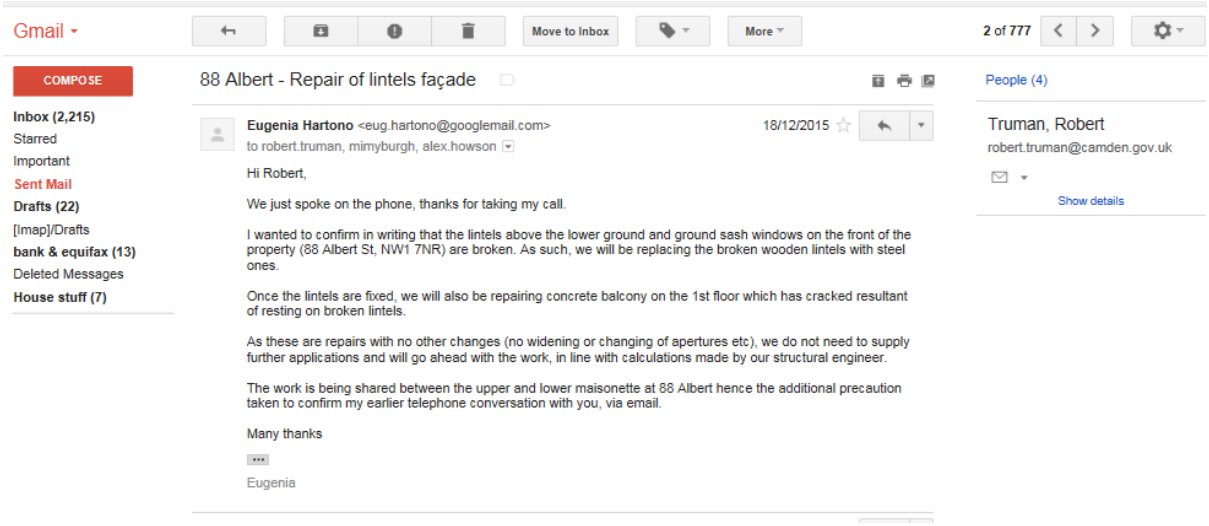
APPENDIX

1. Structural engineer's calculations for steel beam sent to Camden building control

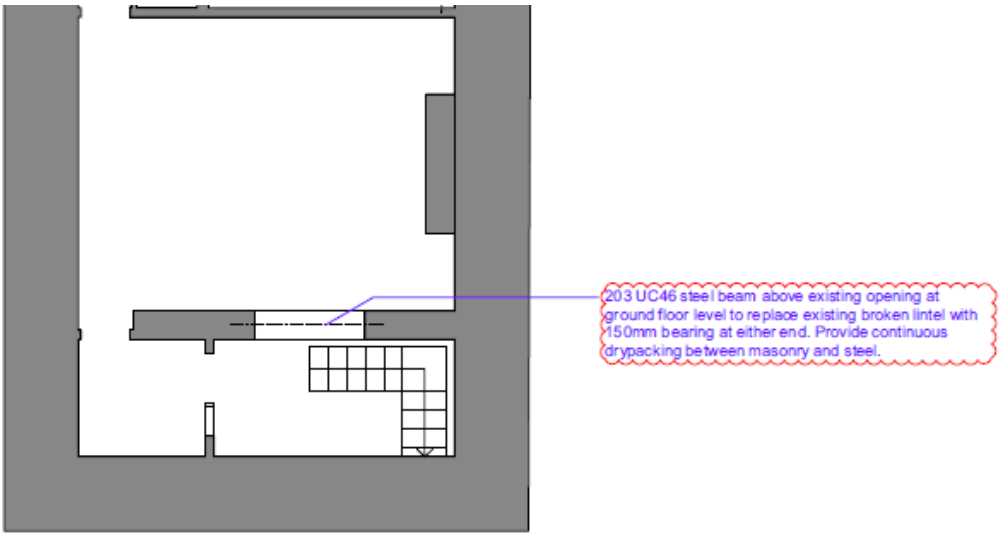




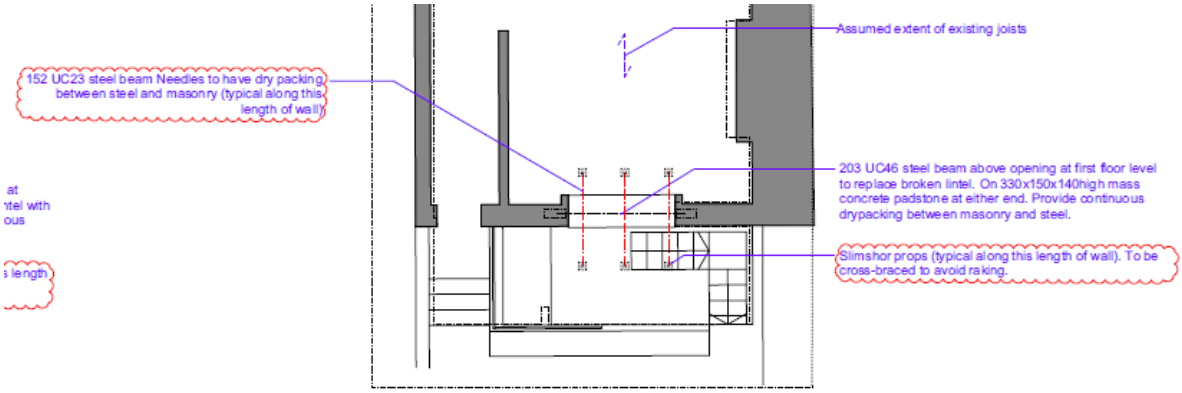
2. Correspondence between property owner and Camden building control confirming no intended change to design of property, that lintels are broken and no further building application is required as discussed previously disucssed on a phone call.



3. **Structural Engineers' diagram and calculations for replacing lintel and requirement for 203 UC46 steel beam to be used**



100.1 STRUCTURAL LOWER GROUND FLOOR PLAN AS PROPOSED



100.2 STRUCTURAL GROUND FLOOR PLAN AS PROPOSED

Project 88 Albert St NW3 7NR
Drawing No. 803 100 Revision C
Drawing Title structural lower ground and ground floor plan
Date 19/11/2015 Scale 1:50@A1
Status Stage D Project No. 803
CAD Ref 803 proposed Drawn RK

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Project	88 Albert St NW1 7NR		
Page no.	803.14	Date	Nov-15
Revision		Engineer	RK

Lintels above window at rear at first floor level

Span : 1.72 m Modulus of Elasticity, E = 205 kN/mm²

Element W1		Dimensions a (m)	b (m)	Area A (m²)	Loading- service kN/m²	kN	Loading-ultimate FoS	kN
first floor	Live	1.72	2.00	3.44	1.50	5.16	1.60	8.26
	Dead				0.65	2.23	1.40	3.12
2nd floor	Live	1.72	2.00	3.44	1.50	5.16	1.60	8.26
	Dead				0.65	2.23	1.40	3.12
3rd floor	Live	1.72	2.00	3.44	1.50	5.16	1.60	8.26
	Dead				0.65	2.23	1.40	3.12
roof	Live	1.72	2.00	3.44	0.60	2.06	1.60	3.30
	Dead				0.79	2.71	1.40	3.80
beam self weight	Dead	1.72	1.00	1.72	0.46	0.79	1.4	1.11
external masonry	Dead	1.72	6.80	11.70	4.17	48.77	1.4	68.28
glazing 1	Dead	1.10	2.40	2.64	0.50	1.32	1.4	1.85
glazing void 1	Dead	1.10	2.40	2.64	-4.17	-11.01	1.4	-15.41
glazing 2	Dead	0.86	1.65	1.42	0.50	0.71	1.4	0.99
glazing void 2	Dead	0.86	1.65	1.42	-4.17	-5.92	1.4	-8.28
Bending moment						61.61		89.76

Maximum moment = $\frac{WL}{8}$ = $\frac{89.76 \times 1.72}{8}$ = **19.30 kNm**

Limiting deflection: $\frac{L}{360}$ = $\frac{1720}{360}$ = 4.8 mm

Ixx minimum required = $\frac{5WL^3}{384Ed}$ = $\frac{5 \times 61.61 \times 1720^3}{384 \times 205 \times 4.8}$

= 417 cm⁴

203 UC46 section has: **Ixx = 4570 cm⁴**
Mb = 137 kNm for a Le = 1.50 m
Mb = 137.0 kNm for a Le = 2.00 m
Mb = 137.0 kNm for a Le = 1.7 m

Loading on supports, Ra = 44.88 Kn, ultimate

Check bearing stress going into wall

Allowable stress: 2.2 N/mm² (victorian brickwork)
x concentrated load factor 1.5
/ material safety factor 3.5
0.94 N/mm²

Minimum bearing area required = $\frac{P}{\text{allow. Stress}}$ = $\frac{44882}{0.94}$ = 47602 mm²

330 x 150 bearing on brick has an area of = 49500 mm²