

Mr Alessandro Penna  
MAAP Architects LLP  
50 Ingelow Road  
London  
SW8 3PF

Application Ref: **2016/6927/L**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

19 January 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**197 Albany Street**  
**London**  
**NW1 4AB**

Proposal:  
Raising of garage roof by 110mm; replacement of garage door; installation of CCTV camera system around site; internal alterations at lower ground floor level.  
Drawing Nos: (Prefix: (E)) 00 Rev 0; 01 Rev 01; 02A Rev 0; 02B Rev 0; 03 Rev 0; 04 Rev 0; 05 Rev 0; 06 Rev 0; 07 Rev 0; 08 Rev 0; (Prefix (PL)) 01 Rev 0; 02A Rev 0; 02B Rev 0; 03 Rev 0; 04 Rev 0; 05 Rev 0; As Proposed\_rear elevations (04 Rev 0).

Reports: Design and Access Statement & Historical Assessment prepared by MAAP Architects.

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 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.

- 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 CCTV equipment shall be made from and installed in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area 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 introduction of CCTV is considered acceptable. A suitably worded condition has however been attached to this permission to ensure that the colour matches that of the adjacent fabric. The proposed internal alterations, together with the raised garage roof and door replacement, are considered acceptable as they preserve the historic character and setting of the Grade II listed building.

No objections have been received. The site's planning history was taken into account when coming to this decision.

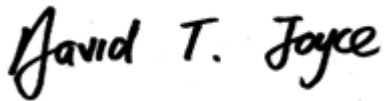
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the 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 London Plan 2016 and the National Planning Policy Framework (2012).

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 that reads "David T. Joyce". The signature is written in a cursive, slightly informal style.

David Joyce  
Executive Director Supporting Communities