

Ms Tina Garratt
Revive Renovations
12 Temperley Road
Balham
Wandsworth
London SW12 8QH

Application Ref: **2017/1370/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

11 April 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat C
63 Albany Street
London
NW1 4BT

Proposal: Internal alterations comprising the removal of a modern partition wall and creation of an en-suite bathroom within the front room at second floor level, minor alterations to existing partitions at third floor level and installation of new doors. (Retrospective)

Drawing Nos: Site Location Plan; 001; 002; 003; 004; Heritage & Design Statement prepared by Revive Renovations.

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.

Informative(s):

- 1 The application site is a flat occupying the top two storeys of a Grade II listed terrace built in the early C19th, converted into flats in the 1970s. The proposals involve alterations to modern partition walls at both second and third floor levels (retrospective). The historic plan form had previously been altered when the building was converted into flats and the current proposals are not considered to further compromise the plan form. No historic fabric has been affected by the works. As a result the proposals are not considered to harm the special character of the listed building.

No objections have been received prior to making this decision. 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.

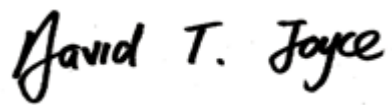
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning