

Mr Alan Chandler
Arts Lettres Techniques Architect
33 Arlington Road
London
NW1 7ES

Application Ref: **2017/2342/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

31 May 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat B
81 Albert Street
London
NW1 7LX

Proposal: Erection of mansard roof extension with 2 x dormer windows to front roof slope and 2 x dormer windows to the rear; installation of 2 x rooflights to rear roofslope.

Drawing Nos: Plans AS 00, AS 0, AS 02 (Section AA existing), AS 02 (Roof plan + side elevation existing), AS 04, AS 05, AS 1, (Second + third floor plans proposed), AS 1 (Second floor plan existing), AS 2, AS 3, AS 4, AS 5, AS 6, and Design, Access and Heritage 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 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.

- 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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Specification and sample of proposed slate roof tiles.

- b) Details of the design of the extended chimney stack, including elevations and sections at a scale of 1:10 and samples of all finishing materials.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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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.

- 5 Notwithstanding the approved drawings, details of new rooflights shall be submitted at a scale of 1:10 showing the rooflights flush with the roofslope.

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 Reasons for granting listed building consent.

The application building is one of the few remaining properties, within the immediate area, without a mansard roof extension and the proposed extension would help to visually complete the terrace. In this case, there is no loss of historic fabric to the listed building as the original structure and slate finish of the butterfly roof was replaced by a modern replica approximately 20 years ago/

The mansard would have a 70 degree lower slope, a 30-degree upper slope and be constructed from natural slate in accordance with English Heritage design guidance. It is considered to be architecturally sympathetic to the age and character of the building and serve as a correct example for any further mansard proposals on this terrace. The existing front parapet as well as the rear parapet with its butterfly roof profile are being retained.

Four dormer windows are proposed in total, with two to the front and two to the rear. They would be traditional timber sash windows with joinery details to match the existing windows. The cheeks of the dormers would be lined in lead work, and the roofs in a natural slate finish. Two small conservation-style rooflights would be installed to the upper roof slope in line with the dormer windows below, which is considered acceptable.

Overall, it is considered that the proposal is of an acceptable design, scale, fenestration and form. The proposal would preserve the special character, historic interest and setting of the listed building and the associated terrace.

Internally, minor alterations would be made to the layout at second and third floor, which are considered to improve the plan form and ameliorate the impact of previous internal alterations.

No objections have been received prior to the determination of this application and Camden Town CAAC have confirmed they welcome the roof extension.

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 the London Plan 2016 and the National Planning Policy Framework 2012.

2 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan.

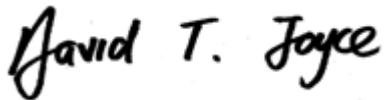
While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

- 3 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning