

Robert Handley  
Antony Patrick Associates Ltd.  
Claxton Gate 32 Caxton Road  
London W12 8AJ

Application Ref: **2017/3781/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

23 August 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**106 Albert Street**  
**LONDON NW1 7NE**

Proposal:  
Installation of intruder alarm siren and CCTV cameras, and replacement of existing front door  
Drawing Nos: APA2017 22 01 (location), heritage statement and D&A statement, APA2017 22 02 (façade exist), APA2017 22 03 A (façade propo), APA2017 22 04 (rear exist), APA2017 22 05 A (rear propo)

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 development hereby permitted shall be carried out in accordance with the



following approved plans: APA2017 22 01 (location), heritage statement and D&A statement, APA2017 22 02 (façade exist), APA2017 22 03 A (façade propo), APA2017 22 04 (rear exist), APA2017 22 05 A (rear propo)

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The site is a terraced 19th-century townhouse, listed grade II and making a positive contribution to the Camden Town Conservation Area. To the rear, a modern lower-ground-floor extension has been built.

On the façade, the applicant wishes to replace the front door with a metal one of similar design and install CCTV cameras and an alarm box. To the rear, he wishes to replace a semi-glazed back door with a metal one of similar design and install three CCTV cameras.

The doors are not considered to be historic fabric so their replacement with high-quality metal replicas will not affect the character of the listed building. The installation of the alarm box is not ideal, but such boxes are common in the immediate context. The CCTV cameras will be sufficiently inobtrusive as not to harm the listed building. All are to be mounted on the ground floor to minimise their impact.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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 D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape,

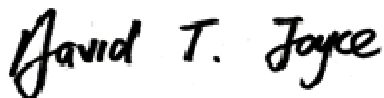
access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 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.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 Unauthorised downlighters were observed during the site visit and the applicant has been informally advised that these should be removed.

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