

Mr George Gardner  
Baily Garner  
146-148 Eltham Hill  
Eltham  
London  
SE9 5DY

Application Ref: **2016/5647/L**  
Please ask for: **Rachael Parry**  
Telephone: 020 7974 **1443**

30 August 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**50 Albert Street**  
**London**  
**NW1 7NR**

Proposal:  
Reinstatement of a defective stone balcony and associated works

Drawing Nos: T01 Location Plan; T02 Site Plan; 2016-09-14 - Design, Heritage And Access Statement; Amended T03 Existing and Proposed Elevations; (received 28.10.17); Email from Camden Housing Repairs 09.12.16

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:

Drawing Nos: T01 Location Plan; T02 Site Plan; 2016-09-14 - Design, Heritage And Access Statement; Amended T03 Existing and Proposed Elevations; (received 28.10.17); Email from Camden Housing Repairs 09.12.16

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 grade II listed building; listed in the group of an irregular terrace of 20 houses 'No's 50-88' and known to be built by various builders. The terrace is constructed from yellow stock brick and rusticated stucco to ground floors. Most of the terrace is of three storeys with a 2 window range, some units have penthouse additions or mansards. No.50 sits to the end of the terrace to the south of Albert Terrace. The proposed works are to the balcony upon the front elevation at 1st floor level. The works include the replacement of the stonework and reinstatement following repair of the existing cast iron balustrading. Making good work to the render, plaster and brickwork will then be carried out following the works. These works are required due to cracking and defective stonework which has led to health and safety issues with using this element of the building. The repair and replacement works will be completed on a like for like basis (albeit 3 stone sections will be replace 2) and existing detailing (balustrades) will be retained. It is for these reasons the impact is not considered to result in harm to the special interest of the grade II listed building.

The site's planning history has been taken into account when coming to this decision. One objection was received following statutory consultation which stated the assessment of the condition of the balcony was flawed and that it is not defective. Following this the applicants have further justified the works within a follow up document providing further assessment which is considered acceptable.

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 D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords

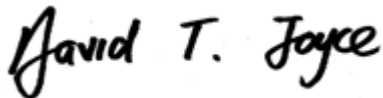
with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Director of Regeneration and Planning