

Mr Robert Ellis
Norton Ellis Architects Ltd
42 Colebrooke Row
Islington
London
N1 8AF

Application Ref: **2018/0579/L**
Please ask for: **Colette Hatton**
Telephone: 020 7974

27 March 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 2
84 Albert Street
London
NW1 7NR

Proposal:

Internal alterations and new windows at rear.

Drawing Nos: Application Form, Site block plan, Site location plan, Design and Access Statement, Heritage Statement, Photo report, 292003A Exist Prop Side Elevation, 292006B Prop Long Section, 292005 Exist Long Section, 292004A Exist Prop Cross Sections, 292002D Proposed Plans, 292001 Existing Plans, Structural assessment letter, 292-007C-Ext Wall Details(2)

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Application Form, Site block plan, Site location plan, Design and Access Statement, Heritage Statement, Photo report, 292003A Exist Prop Side Elevation, 292006B Prop Long Section, 292005 Exist Long Section, 292004A Exist Prop Cross Sections, 292002D Proposed Plans, 292001 Existing Plans, Structural assessment letter, 292-007C-Ext Wall Details(2)

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 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.

- 4 Notwithstanding the approved plans, the doors leading to the patio from the rear extension shall be timber framed.

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 84 Albert Street is a grade II listed building within the Camden Town Conservation Area. The building was built circa. 1844-48 and is constructed from London stock bricks with timber sash windows and a slate roof. Flat two is slightly unusual as it was originally a carriageway leading to the rear garden of number 84 that has since been in-filled to create a dwelling. As a result, there are no historic features internally and the floors and plaster work are modern additions. There is a modern rear extension that abuts the garden wall.

The proposals are to strip partitions, doors and plasterwork erected during the 1970s and replace them with modern elements. The plan form will remain largely the same with slight alterations to some modern stairs. Poor quality metal windows are replaced with timber framed casement windows. It was also proposed to replace the existing metal patio doors with aluminium-framed sliding doors, however a condition has been added to the consent requiring these to be timber framed.

Considerable damp has been uncovered in the extension, this is thought to be a result of ivy growing on the external part of the wall, which has blocked drains and prevented water movement. Some rising damp has also been identified. The ivy has been removed and it is proposed to insert a DPM, a DPC and a cavity

drainage system. As the affected wall is a garden wall, it can tolerate these interventions without harming the structure of the listed building.

As the flat is a modern element within the curtilage of the listed building, there is very little fabric to retain. As a result, the special interest of the listed building will not be harmed by the proposals.

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.

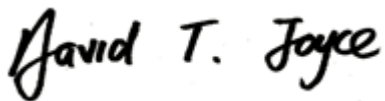
Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

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.

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