

Application ref: 2018/3557/L  
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Date: 25 January 2019

**Development Management**  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**115 Albert Street**  
**London**  
**NW1 7NB**

Proposal: Internal alteration on all floor levels including external alterations associated with erection of a new rear dormer extension, alteration to the façade/fenestration to the rear elevation and infill of existing courtyard and landscaping works to the rear elevation at lower ground floor level.

Drawing Nos: SD00; SD01 to SD04 REVB; SD05 REVA; SD06 REVA; SD07; SD08 REVA; PD01 REVB; PD02 REVB; PD03 REVB; PD04 REVB; PD06 REVA; PD07 REVA; PD08 REVA and Planning & Heritage Statement commissioned by BEN SMITH ARCHITECTURE REVB.

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: SD00; SD01 to SD04 REVB; SD05 REVA; SD06 REVA; SD07; SD08 REVA; PD01 REVB; PD02 REVB; PD03 REVB; PD04 REVB; PD06 REVA; PD07 REVA; PD08 REVA and Planning & Heritage Statement commissioned by BEN SMITH ARCHITECTURE REVB.

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 Before the relevant part of the work is begun, 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:

- a) details of all windows, dormer windows and doors (including jambs, head and cill);

- b) Manufacturer's specification details of all facing materials including rooftiles (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 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 Reasons for granting

The rear room at basement level would be enlarged by approximately a metre by pushing the wall back to include the current courtyard space, and installing 2no. walk-on rooflights above to bring natural daylight into the room. The basement is currently self-contained and it is proposed in addition to this, the internal layout of the lower ground floor would be reconfigured to create a new en-suite bathroom. The proposal has been revised to retain the existing proportion of the opening between the lobby/hallway and the kitchen/living room. Thus, the proposal retains the historic proportions and circulation of the building. The position, form, scale and simple detailed design of the proposed rear is considered to preserve the building's special interest by virtue of its high

quality design.

At ground floor level, internally, the existing non-original arch window would be retained and 'squared off' and the original opening has been retained following officer's concerns due to the historic loss of the plan form of the listed building. The scheme proposes to marginally extend the existing single-storey rear extension to bring it in line with the neighbours' at either side, and replace the currently poor-performing glazed windows from the previous refurbishment with a new thermally efficient glazing system. This is considered to be acceptable.

At first floor level the bathroom would be brought to the centre of the plan (away from the boundary wall) and it would be accessible from the stairwell. The nib would be retained within the opening minimising circulation space. This new location of the bathroom allows the creation of an L-shaped living space that visually connects the front and rear of the property, with a formal living room at the front and a study/snug at the back. The new green roof of the single storey extension would create visual continuity of these rooms with the garden. The green roof itself would only be accessible for maintenance purposes, through the existing opening on the rear elevation.

At second floor level, it is proposed to introduce new internal walls to infill the existing staircase and the space to the rear where the existing room would be converted into a new bathroom and the existing door would be reused between the new closed staircase and the master bedroom.

At third floor, the rear roof would be extended with two dormer extensions that would replicate the design to the front onto Albert Street. Currently there is a small (impractical) balcony onto the rear that is accessible through a set of glazed timber doors, and a mansard extension across half of the plan that hosts a water cylinder. The terrace would be omitted and glazed access and replace it with a mansard roof that extends across the whole length of the property the roof extension would allow for the recondition the current storage space accessible from the second-to-third-floor landing by making this into a compact shower room that would predominantly serve the third floor bedroom.

The proposed dormer extension would be similar in design and appearance with the neighbouring properties and would enhance the appearance of the listed building. Internally it is proposed to install sliding screen system itself would be a lightwell structure, and the agent suggest that the screening would be similar to 'Shoji-style Japanese screens' which is constructed using lightweight materials such as timber and paper or fabric fixed at the top and sides only, to serve as a temporary physical/privacy. The material would allow separation rather than as built-in partition in itself and the design would avoid damaging or altering the historic fabric of the building.

The works to replace the non-original metal frame windows with timber sash windows between the first and third floors would be welcomed and would further enhance the architectural aesthetics of the host building.

The proposed internal works have been considered by a conservation officer and are considered to be acceptable. A suitable condition will ensure that the materials to be used are submitted to and approved in writing by the Council

prior to the commencement of development

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

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development 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 National Planning Policy Framework 2018.

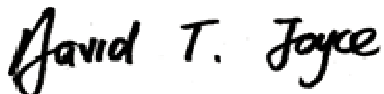
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Noise from demolition and construction works is subject to control 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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