## **Conservation Area Advisory Committee**

Advisory Committee	
Application ref	2019/1085/P
Address	76 Albert Street London NW1 7NR
Planning Officer	Patrick Marfleet
Comments by	28 Apr 2019
Proposal	Change of use from HMO (Class C4) to three self-contained residential units (Class C3) comprising $1 \times 3$ bed, $1 \times 2$ bed and $1 \times 1$ bed flats with associated external alterations including erection of side/rear infill extensions at lower and upper ground floor level, increase in height of existing first floor rear extension and demolition of rear outbuilding.
Objection	Yes
Observations	While we welcome the change from HMO to self contained flats and any positive improvements to the front there is too much development on this small site not justified by providing an extra unit. The raised extension makes this too large. There is too much glazing on the proposed rear elevation. Information about new materials is not adequate to know what will be provided in all cases. rear ground floor original window should be retained in situ, The rear basement extension protrudes too far into the already small garden and excavating the entire space is not acceptable. All the staircase windows have fully obliterated the original rhythm of the windows.
Documents attached	
No details entered	
About this form	
Issued by	Contact Camden 5 Pancras Square London N1C 4AG
Form reference	21456509

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