

# 113 Albert Street London NW1 7NB refs. 2018/4636/P and 2018/5345/L



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1. Rear lightwell covers



2. Basement floor bedroom step



3. Front lightwell railings



4. Front lightwell and steps

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>9/10/2018</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	<b>14/10/2018</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Charles Thuaire			a) 2018/4636/P b) 2018/5345/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
113 Albert Street London NW1 7NB			See draft decision notices	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<p>a) Enlargement of 2 small covered rear lightwells to create a larger one with walk-on rooflight and 2 ventilation grilles plus new rear metal window; replacement of front lightwell metal steps by new steps and front gate; and repair of front entrance stone steps.</p> <p>b) Enlargement of 2 small covered rear lightwells to create a larger one with walk-on rooflight and 2 ventilation grilles plus new rear metal window; replacement of front lightwell metal steps by new steps and front gate; repair of front entrance stone steps; lowering of part of rear basement room floor; and various damp proofing works.</p>				
<b>Recommendation(s):</b>		i) <b>Grant Conditional Planning Permission</b> ii) <b>Grant Listed Building Consent</b>		
<b>Application Type:</b>		i) <b>Full Planning Permission</b> ii) <b>Listed Building Consent</b>		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	Site notice displayed and press advert published 14/11/2018. No responses from adjoining occupiers.					
Local group/CAAC objections:	<p><u>Camden Town CAAC</u> object-</p> <p>'In 2013 a large rear extension at basement level was granted. This is heavy development of such a site. We object to the proposed new rear elevation which lacks coherence. There is no objection to the new front area steps provided appropriate safe surfaces are incorporated nor the front basement window double glazing. Resurfaced front steps will be an improvement.'</p> <p><b><u>Officer comment-</u></b> <i>There are no changes proposed to the rear elevation which are visible above ground. The new basement lightwell glazing shown on the plans will be entirely underground beneath a new walk-on rooflight so will not be visible from ground level. The replacement of non-original attic dormer window and 1<sup>st</sup> floor French windows with double glazing of matching design will not have any effect on the rear elevation; however they are now omitted from the scheme. The intention of replacing the front lightwell steps is to provide a new set of safer steps with perforated treads to prevent slippage. See also paras 2.1 and 2.2 below.</i></p>					

### Site Description

The site is a traditional 3 storey plus mansard and basement terraced Georgian house and is Grade 2 listed.

The site is in Camden Town conservation area and sits within a long terrace of identical such listed houses.

### Relevant History

3.8.05- pp/lbc granted for- Construction of a mansard roof extension to provide additional bedroom, demolition of existing first floor rear extension/enclosure and replacement with railings to form balcony, and internal alterations.

21.11.12- lbc granted for- Internal works including damp proofing works to the existing basement and strengthening of the ground floor joists, and external works of repair to the existing mansard and gutters in lead.

21.1.13- pp/lbc granted for- Erection of extension at rear lower ground floor level to infill existing courtyard and rear ground floor level with terrace over at rear first floor level, excavation of 2 new rear lightwells, installation of new staircase in front lightwell, all in connection with existing dwellinghouse.

## Relevant policies

### National Planning Policy Framework 2019

### London Plan 2016

### Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

### Camden Planning Guidance

CPG Design 2018

CPG Amenity 2019

## Assessment

### 1. Proposal-

1.1 The original proposal as submitted is to:

- a) rationalize the floor levels in the rear bedroom at basement floor level, to lower one floor and remove the existing step so it can be used safely as a guest bedroom;
- b) connect both existing lightwells at the rear to make a larger usable space and help bring light into the rear bedroom;
- c) improve the damp-proofing of the lower ground floor and ground floor level, currently suffering severe damp issues;
- d) improve access into the building by replacing the currently steep and impractical steps into the front lightwell, and resurfacing the steps up to the main entrance;
- e) improve the thermal performance of the house by replacing three windows for double glazed units.

1.2 The rationale is because some of the alterations carried out in the past here have resulted in significant damp damage to the house, which leaves sections of the interior of the house in a state of disrepair. The proposed works aim to remedy this, and relate primarily to the lower ground floor and rear of the property.

1.3 The scheme has been revised several times following conservation officer comments- the windows are no longer being replaced, the front lightwell floor finish has an amended treatment, and proposed damp proofing measures are refined and clarified.

### 2. Design/heritage

2.1 No external changes are proposed to the rear elevation that are visible from the garden. There are 2 small existing rear lightwells that are covered by a small rooflight and grille and separated from each other by a 1m square gap of garden paving. The proposal is to link these in the middle to create a larger lightwell that is more useful in lighting the basement level bedroom. The excavation is minimal, being approx. 1m square and 2m deep. Given its size, scope and location, effectively infilling a small void between 2 lightwells, it will have no impact on local hydrogeology and land stability. The new walk-on rooflight plus 2 small ventilation grilles that replace the existing rooflight and grille are considered acceptable in location, size and design. They form a discreet and appropriate feature within the rear garden which will not be visible in long views and have no impact on the overall appearance of the property or character of the area. The new metal windows within the lightwell will not be visible externally.

2.2 At the front, the front entrance stone steps are to be repaired, using matching York stone. In the front lightwell, it is proposed to lift a bituminous surface covering to expose presumed York stone paving. Depending on what is found, a further application for LB consent may be necessary, to be advised by informative. The narrow iron steps in the lightwell will be replaced by a safer wider set of steps in matching style, including widening the gate by one picket to match the existing railings. This is all considered acceptable and appropriate to the listed building and streetscene. A condition is

attached to require details of the iron steps to lightwell and stone steps to front door.

2.3 Part of the basement bedroom floor level will be lowered by 200mm to match the prevailing levels and push the step towards the edge of the room, away from the wall footings. This involves minimal excavation and will not affect the listed building stability. No historic fabric is implicated.

2.4 Internal works include a limited amount of damp proofing to the basement floor and some in the ground floor lavatory, using dry lining. The revised scheme is now acceptable in historic building terms.

2.5 The works are considered appropriate in design and historic terms for this listed building and do not harm the character and special interest of the property, the character and appearance of the streetscene and conservation area, and the setting of the adjoining listed building

2.6 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

2.7 Special regard has been attached 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.

### 3. Amenity

3.1 It is considered that the works will not affect any neighbouring amenity in terms of loss of light and outlook, overlooking, noise or light pollution.

### 4. Recommendation

Grant conditional planning permission and listed building consent

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 29th July 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2018/4636/P  
Contact: Charles Thuaire  
Tel: 020 7974 5867  
Date: 23 July 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Ben Smith Architecture  
106 Grand Union Studios  
332 Ladbroke Grove  
London W10 5AD

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**113 Albert Street**  
**London NW1 7NB**

Proposal: Enlargement of 2 small covered rear lightwells to create a larger one with walk-on rooflight and 2 ventilation grilles plus new rear metal window; replacement of front lightwell metal steps by new steps and front gate; and repair of front entrance stone steps.

Drawing Nos: Design and Access Statement revision B dated 18.3.19 by Ben Smith Architecture; PD00, 01, 02, 03A, 04, 05B, 06A, 07A, 08B, 09A, 10, 11, 13, 14.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.



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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- Design and Access Statement revision B dated 18.3.19 by Ben Smith Architecture; PD00, 01, 02, 03A, 04, 05B, 06A, 07A, 08B, 09A, 10, 11, 13, 14.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 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).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

You can find advice about your rights of appeal at:

Yours faithfully

Director of Regeneration and Planning

**DRAFT**

**DECISION**

Ben Smith Architecture  
106 Grand Union Studios  
332 Ladbroke Grove  
London W10 5AD

Application Ref: **2018/5345/L**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

23 July 2019

**DRAFT**

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**113 Albert Street  
London NW1 7NB**

Proposal: Enlargement of 2 small covered rear lightwells to create a larger one with walk-on rooflight and 2 ventilation grilles plus new rear metal window; replacement of front lightwell metal steps by new steps and front gate; repair of front entrance stone steps; lowering of part of rear basement room floor; and various damp proofing works.

Drawing Nos: Design and Access Statement revision B dated 18.3.19 by Ben Smith Architecture; PD00, 01, 02, 03A, 04, 05B, 06A, 07A, 08B, 09A, 10, 11, 13, 14.

The Council has considered your application and decided to grant 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.

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement revision B dated 18.3.19 by Ben Smith Architecture; PD00, 01, 02, 03A, 04, 05B, 06A, 07A, 08B, 09A, 10, 11, 13, 14.

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.

- 4 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 before the relevant part of the work is begun:
  - a) metal steps to front lightwell;
  - b) stone steps to front entrance door, once scope of works is decided.

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 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.
- 2 You are advised that, if the proposed lifting of the bituminous surface covering within the front lightwell does not expose York stone paving as is currently assumed, then any new surfacing here may require further listed building consent.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning