

Application ref: 2018/5345/L
Contact: Charles Thuaire
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Date: 30 July 2019

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

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 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: 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

A handwritten signature in black ink, appearing to be 'DRP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer