

LISTED BUILDINGS FORMAL OBSERVATIONS



Address: 72 Albert Street, London NW1

Description: Alterations to the existing conservatory to create a new entrance from the garden and replacement of existing glazing system

Application No: LEX0000703/R1

Drawing Nos:

Date: 11 October 2000

DC Case Officer:
Alice Leach

C&UD Case Officer:
Catherine Bond

GRANT/REFUSE **Grant Listed Building Consent**

FORMAL OBSERVATIONS

The property affected is a grade II listed early 19th century terraced townhouse located in the Camden Town Conservation Area. The original construction is standard loadbearing brick with a slate-covered roof. In the 1970s a large double-height timber and glass conservatory was added at the rear of the property and alterations were made in association at basement level.

The 1970s conservatory has aged to a degree that it now requires upgrading in order to provide a weathertight seal. The applicant sees the need for such upgrading works as an opportunity to also make some internal alterations to the conservatory space, such as rearrangement of staircases, and a more satisfactory link to the back garden of the property by means of an intermediate deck and steps (this is the only access point).

In line with UDP policy EN33, the alterations to the conservatory will have a negligible impact on the conservation area, and will not be visible from the public realm.

In line with UDP policies EN43 and EN47, the alterations have a minimal impact on the historic fabric of the townhouse and the introduction of new waterproof seals (little more than like-for-like repairs) will enhance the appearance of the conservatory itself. The steel and timber balustrade into the garden is far enough away from the townhouse itself not to have a direct impact upon it.

The removal of a portion of wall at lower ground floor level within the more historic portion of the building, which is unlikely to be original, is considered acceptable as the wall is not original fabric, and this area was altered considerably in the 20th century. The proposal is therefore considered satisfactory in listed building terms.

CONDITIONS

- (i) CL05
- (ii) CL07
- (iii) No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the approved drawings.
- (iv) No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the approved drawings.

REASONS FOR CONDITIONS

- (i) DL01
- (ii) DL01
- (iii) DL01
- (iv) DL01.

Signed

Approved



Date 11/10/00

Date 16/10/00