

Application ref: 2019/6209/L
Contact: Colette Hatton
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Date: 30 January 2020

Development Management
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SJC Group Limited
29 Farm Street
London
W1J 5RL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
90 Albert Street
London
NW1 7NE

Proposal:

Rear extension and new mansard roof with minor internal alterations, full refurbishment including new services.

Drawing Nos: Application form, Design and Access Statement, AS(00)01(1) - Site location plan, AS(00)02 - Site location plan, Site photos, AS(02)12 - Second floor plan, AS(02)13 - Third Floor plan, AS(02)14 - Roof plan, AS(02)11 - First floor plan, AS(02)21 - Side Section B, AS(02)10 - Ground floor plan, AS(02)20 - Side Section A, AS(02)30 - Front and Rear Elevation, AS(02)09 - Lower ground floor plan, AS(00)02(1) - Block plan, AS(09)12 - Demolition - Second floor plan, AS(02)31 - Side Elevation, AS(09)10 - Demolition - Ground floor plan, AS(09)13 - Demolition - Third floor plan, AS(09)11 - Demolition - First floor plan, AS(09)14 - Demolition Roof plan, AS(10)10 - Ground floor plan, AS(10)09.pdf, AS(09)09 Demolition plan - lower ground floor plan, AS(10)13 Third Floor plan, AS(10)11 - First floor plan, AS(10)14 - Roof plan, AS(10)09(1) - Lower ground floor, AS(10)12 - Second floor floor plan, AS(10)30 Front and rear elevation, AS(10)20 - Side section, AS(10)31 - Side section, AS(10)21 - Side section, AS(00)01.pdf.

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: Application form, Design and Access Statement, AS(00)01(1) - Site location plan, AS(00)02 - Site location plan, Site photos, AS(02)12 - Second floor plan, AS(02)13 - Third Floor plan, AS(02)14 - Roof plan, AS(02)11 - First floor plan, AS(02)21 - Side Section B, AS(02)10 - Ground floor plan, AS(02)20 - Side Section A, AS(02)30 - Front and Rear Elevation, AS(02)09 - Lower ground floor plan, AS(00)02(1) - Block plan, AS(09)12 - Demolition - Second floor plan, AS(02)31 - Side Elevation, AS(09)10 - Demolition - Ground floor plan, AS(09)13 - Demolition - Third floor plan, AS(09)11 - Demolition - First floor plan, AS(09)14 - Demolition Roof plan, AS(10)10 - Ground floor plan, AS(10)09.pdf, AS(09)09 Demolition plan - lower ground floor plan, AS(10)13 Third Floor plan, AS(10)11 - First floor plan, AS(10)14 - Roof plan, AS(10)09(1) - Lower ground floor, AS(10)12 - Second floor floor plan, AS(10)30 Front and rear elevation, AS(10)20 - Side section, AS(10)31 - Side section, AS(10)21 - Side section, AS(00)01.pdf.

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 The mansard roof shall be covered with Welsh slate tiles, a sample shall be submitted to an approved in writing by the Local Planning Authority prior to this part of the works going ahead.

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.

- 5 Details of the metal staircases leading from pavement level to the lower ground floor level and from the closet wing to the rear garden shall be submitted to and approved in writing by the Local Planning Authority prior to this part of the works going ahead.

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.

- 6 Details of all new windows and doors, including all joinery, histo glass and tri folding doors shall we submitted to and approved in writing by the Local Planning Authority prior to this part of the works going ahead.

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.

- 7 Details of all joinery to be replaced shall submitted demonstrating that the joinery is not historic. Details of all new joinery shall also be submitted. The information shall then be assessed and approved in writing by the Local Planning Authority prior to this part of the works going ahead.

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.

- 8 Notwithstanding the approved drawings the damp proofing to the main house and tanking of the vaults is not permitted within this consent.

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 90 Albert Street is a grade II listed building within the Camden Town conservation area. The building from part of a terrace of 15 houses constructed in 1850 from yellow stock brick, with timber framed sash windows and a slate roof. The building is set of three storeys with additional basement and attic storeys.

The building has been altered over time. The original roof form no longer exists and in its place is a fairly poor mansard roof. To the rear is a three storeys closet wing extension, the top storey has a large pitched roof light. Internally, a dumb waiter has been installed throughout all floors of the house next to the fireplace of the rear room.

The proposals are to replace the existing mansard roof, to erect an infill extension at basement level and other internal alterations.

The proposed roof extension is slightly higher than the existing, but is in line with the neighbouring mansard roof at no. 92 creating consistency within the terrace. The roof has one window to the front that is centrally placed and one window and two roof lights to the rear. The roof is slightly pitched to the side creating a typical end of terrace roof scape. A condition will be added to the consent ensuring the roof is covered with welsh slate tiles.

The proposed infill to the rear of the building has a simple and modern design. The extension is rendered to match the lower parts of the host building and has metal tri folding doors. The extension does not dominate the host building in

size and the simple design ensures it does not compete with the existing Georgian architecture.

Other external alterations include a new metal staircase leading from the closet wing at ground floor level to the garden and a new staircase leading from the pavement to the front lightwell. Details of these staircases shall we requested within a condition. There will also be repairs to the brick work and render.

All windows are to be overhauled and made good and histo glass will be installed into the sash windows. The sash windows to the rear of the building which are not historic will be replaced. Details of the histo glass and new windows will be requested within a condition.

At lower ground floor level the existing kitchen and dumb waiter are stripped out, better revealing the historic floor plan. The infill extension is accessed via the rear room at this level. The existing concrete floor is also stripped out and re-laid.

At ground floor level the opening between the front room and rear room is slightly enlarged, however the plan form is still retained. The dumbwaiter is also removed from the rear room. A new timber floor is also re-laid on top of the existing historic floorboards.

At first floor level the modern French doors are replaced, details of these shall be requested within a condition. The opening between the front room and rear room is also reduced and door inserted.

At second floor level very little occurs apart from the making good of existing fabric.

The design and access statement mentions damp proofing to the main house and the vaults using a cementitious tanking system. This is not acceptable as the cement tanking will compromise the breathability of the building. As a result, a condition will be added to the consent ensuring this part of the works don't go ahead.

The design and access statement also states that joinery will be replaced, however it is not clear which joinery is to be replaced and if it is historic. A condition will be added to the consent requesting further details of this part of the application.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

- 2 Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory

Reform Act (ERR) 2013

As such, the proposal 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 NPPF.

- 3 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).
- 4 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.
- 5 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.
- 6 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.
- 7 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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer