

Application ref: 2019/1477/L
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Development Management
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Sceales Gunn Design Ltd
6 North Grove
London
N6 4SL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**9 St Alban's Road
London
NW5 1RG**

Proposal:

Replacement of front elevation glass block window with larger sash window and lowering of lightwell; Replacement of front steps; Replacement of glazing to existing rear extension with larger windows; Installation of new rear juliet balcony; Installation of new rooflight to rear extension; and associated internal alterations at ground floor.

Drawing Nos: 9ALBANS -P- 100 rev C, 9ALBANS -P- 101 rev C, 9ALBANS -P- 102 rev C, 9ALBANS -P- 200 rev C, 9ALBANS -P- 201 rev C, 9ALBANS -P- 202 rev C, 9ALBANS -P- 300 rev C, 9ALBANS -P- 301 rev C, 9ALBANS -P- 600 rev C, 9ALBANS -P- 601 rev C, 9ALBANS -P- 602 rev C, 9ALBANS -P- 603 rev C, 9ALBANS -P- 604 rev C, 9ALBANS -P- 605 rev C, 9ALBANS -P- 606 rev C, Heritage Statement & Design and Access Statement dated 4 May 2020.

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: 9ALBANS -P- 100 rev C, 9ALBANS -P- 101 rev C, 9ALBANS -P- 102 rev C, 9ALBANS -P- 200 rev C, 9ALBANS -P- 201 rev C, 9ALBANS -P- 202 rev C, 9ALBANS -P- 300 rev C, 9ALBANS -P- 301 rev C, 9ALBANS -P- 600 rev C, 9ALBANS -P- 601 rev C, 9ALBANS -P- 602 rev C, 9ALBANS -P- 603 rev C, 9ALBANS -P- 604 rev C, 9ALBANS -P- 605 rev C, 9ALBANS -P- 606 rev C, Heritage Statement & Design and Access Statement dated 4 May 2020.

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.

Informative(s):

- 1 Reason for granting listed building consent

To the front elevation, the proposed works include alterations to the front lower ground floor window to lower the cill, replace the existing unsympathetic glass bricks with a new timber window and install a new stone window cill. The modern red brick lightwell would be rendered and painted to match the house render and colour, and the existing lightwell railings replaced to match the existing railings to the front door in terms of finish, style material and colour. The lightwell base would be finished in flagstones. The proposed alterations are considered an improvement on the existing modern intervention and would enhance the character and appearance of the listed building. The existing terrazzo front door steps would be replaced with York Stone, which is welcomed.

To the rear, the existing fenestration to the modern extension would be replaced with new full height glazed panels and patio doors. The existing skylight between the historic house and modern extension would be replaced with a like for like replacement and a new rooflight would be installed to the roof of the extension. These works would involve modern fabric only, and are not considered harmful to the listed building. The existing patio would be extended and a small area of the garden levelled to the same level. The proposals would necessitate the removal of 1 x palm tree from the rear garden, which the Council's Tree Officers would not object to the loss of.

At rear upper ground floor level, a Juliet balcony with ironwork painted black

would be installed. Photos have been provided to show this would replace a historic balcony in the same location, and as such, is considered acceptable.

Internally, the alterations are confined to the basement, an area of comparatively low significance. A rendered front store would be re-rendered and have its floor lowered to allow its conversion into a shower room. There will be modest partition alterations. The timber part of the floor will be raised for investigations and would have insulation installed beneath it.

The Council's Conservation Officer has assessed the proposals and confirmed they would not cause harm to the historic or architectural significance of the building.

No objections were received prior to the determination of this application.

The site's planning history has been taken into account prior to making this decision and special regard has been attached to the desirability of preserving the listed building 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 [ERR] 2013.

As such, the proposed development 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 National Planning Policy Framework 2019.

- 2 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.
- 3 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.
- 4 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 'DP', is written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment