

Application ref: 2019/1708/L
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Date: 20 August 2020

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Magenta Planning Ltd
6 Rowben Close
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N20 8QR

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
76 Albert Street
London
NW1 7NR

Proposal:

Internal and external alterations associated with change of use from HMO (Class C4) to three self-contained residential units (Class C3) including erection of side/rear infill extensions at lower and upper ground floor level, works to front boundary and excavation of rear garden.

Drawing Nos: 073-S01, 073-FPL01, 073-ExGAB1, 073-ExGA00, 073-ExGA01, 073-ExGA02, 073-ExGA03, 073-ExGARF, 073-ExGE01, 073-ExGE02, 073-ExGS01, 073-ExGS02, 073-GARF, 073-GA03 P5, 073-GA02 P6, 073-GA00 P5, 073-GAB1 P5, 073-GAB1 P5, 073-GA01 P5, 073-GS01 P4, BIA Audit Project Number: 13398-13 Rev F1, Planning Statement dated February 2019, Heritage Statement dated February 2019, Basement Impact Assessment Screening and Scoping Report 20-078-R-001.

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 073-S01, 073-FPL01, 073-ExGAB1, 073-ExGA00, 073-ExGA01, 073-ExGA02, 073-ExGA03, 073-ExGARF, 073-ExGE01, 073-ExGE02, 073-ExGS01, 073-ExGS02, 073-GARF, 073-GA03 P5, 073-GA02 P6, 073-GA00 P5, 073-GAB1 P5, 073-GAB1 P5, 073-GA01 P5, 073-GS01 P4, BIA Audit Project Number: 13398-13 Rev F1, Planning Statement dated February 2019, Heritage Statement dated February 2019.

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

- 4 Prior to the commencement of the relevant parts of the works, full details of all service runs, including plumbing, heating and lighting shall be submitted to and approved in writing by the Local Planning Authority. No pipes, trunking or service runs shall be surface mounted within the staircase or principal rooms on all floors.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

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
Director of Economy, Regeneration and Investment