

Application ref: 2020/2323/L
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bb
Unit 1, Primrose Mews
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
72 Albert Street
London
NW1 7NR

Proposal:

Erection of a replacement mansard roof extension and erection of a replacement double storey rear extension and associated external and internal alterations.

Drawing Nos: 314-DWG-000 Rev P1, 314-DWG-104 Rev P1, 314-DWG-105 Rev P1, 314-DWG-106 Rev P1, 314-DWG-120 Rev P1, 314-DWG-121 Rev P1, 314-DWG-340 Rev P1, 314-DWG-341 Rev P1, 314-DWG-342 Rev P1 (Received 10/04/2020) 314-DWG-102 Rev P2, 314-DWG-103 Rev P2, 314-DWG-800 Rev P2 (Received 24/11/2020) 314-DWG-111 Rev P2 (Received 02/12/2020)

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 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: 314-DWG-000 Rev P1, 314-DWG-104 Rev P1, 314-DWG-105 Rev P1, 314-DWG-106 Rev P1, 314-DWG-120 Rev P1, 314-DWG-121 Rev P1, 314-DWG-340 Rev P1, 314-DWG-341 Rev P1, 314-DWG-342 Rev P1 (Received 10/04/2020) 314-DWG-102 Rev P2, 314-DWG-103 Rev P2, 314-DWG-800 Rev P2 (Received 24/11/2020) 314-DWG-111 Rev P2 (Received 02/12/2020)

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.

Informative(s):

- 1 Reason for granting consent-

This application relates to a three storey, mid-terrace Grade II listed building on the eastern side of Albert Street.

The proposed rear extension has been revised to reduce its glazed elements and to introduce bricks so as to incorporate a more solid aspect to the extension. The revised flat roof design has contributed to reducing the proposed extension's height, allowing the extension to remain visually at ground floor level. Its articulated form and size, with solid and glazed elements, would appear proportionate when viewed alongside neighbouring extensions and would be less bulky and prominent than the existing glazed extension here. It is considered appropriate in bulk and design and would not harm the character and appearance of the host property and would provide a simpler and less cluttered composition on the rear façade.

The proposed rear extension's use of matching stock bricks, aluminium framed glazing and timber framed casement windows are prevalent on the rear elevations of neighbouring properties and as such would be considered acceptable within this setting.

The existing roof extension would be brought forward by 1.8m towards the front parapet wall to cover the existing front balcony and create a traditional mansard roof extension, comprising a 70 degree pitch on front, flat top and 2 separate dormer windows. It is considered the proposed mansard would be more in character with other properties on the terrace and notably would be of a similar bulk and appearance to existing mansard roof extensions on adjoining properties. As such, its form would be sympathetic along this section of the terrace.

The proposed roof extension's design and use of matching slate tiles and timber windows would preserve and enhance the host property's character and appearance.

The proposed internal alterations to the ground floor involve non-original features and floors plus alterations to existing drainage systems. They are considered to be acceptable and not be harmful to the special interest and fabric of the host listed building.

Overall the alterations and extensions would preserve the character, appearance and special interest of the listed building and the setting of adjoining listed buildings. Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

No objections were received on the proposal prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer