

Application ref: 2021/1320/L
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Date: 28 May 2021

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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 light well; Replacement of front steps; replacement single storey rear extension with new doors and glazing; Installation of new rear balcony; Installation of new roof light to rear extension; New window to WC; and associated internal alterations at ground floor. Drawing Nos: 9STALB - PP - 00 rev A, 9STALB - PP - 01 rev A, 9STALB - PP - 02 rev A, 9STALB - PP - 03 rev A, 9STALB - PP - 04 rev A, 9STALB - PP - 05 rev A, 9STALB - PP - 06 rev A, 9STALB - PP - 07 rev A, 9STALB - PP - 08, 9STALB - PP - 09 rev A, 9STALB - PP - 10 rev A, 9STALB - PP - 11 rev A, 9STALB - PP - 12 rev A, 9STALB - PP - 13, 9STALB - PP - 14 rev A, 9STALB - PP - 15 rev A, 9STALB - PP - 16, 9STALB - PP - 17, 9STALB - PP - 18, Design & Access /Heritage Statement dated 20/05/2021.

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: 9STALB - PP - 00 rev A, 9STALB - PP - 01 rev A, 9STALB - PP - 02 rev A, 9STALB - PP - 03 rev A, 9STALB - PP - 04 rev A, 9STALB - PP - 05 rev A, 9STALB - PP - 06 rev A, 9STALB - PP - 07 rev A, 9STALB - PP - 08, 9STALB - PP - 09 rev A, 9STALB - PP - 10 rev A, 9STALB - PP - 11 rev A, 9STALB - PP - 12 rev A, 9STALB - PP - 13, 9STALB - PP - 14 rev A, 9STALB - PP - 15 rev A.

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 Reasons 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 sash 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. The front lightwell level would be lowered slightly to accommodate the larger window opening; however, the scale of excavation would not warrant the submission of a basement impact assessment.

To the rear, the existing modern rear extension would be demolished and replaced with a new slightly larger replacement of an improved standard of design and materials. The extension would be constructed of London stock brick with Crittal doors which are considered acceptable. A final sample of the brick shall be secured by condition to ensure it is an appropriate match to the host building. 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 do not object to the loss of.

At rear upper ground floor level, a new metal 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. The proposals also include the creation of a new small window to serve the rear WC. Evidence has been provided to demonstrate this is reinstating a historic opening and is considered acceptable.

Internally, the alterations are confined to the basement, an area of comparatively low significance. The front stores would be re-rendered and the floor would be lowered in part to allow conversion into a shower room. There will be modest partition alterations. The timber part of the floor will be raised and re-laid to allow for the installation of insulation and services. The existing opening between the kitchen and dining room would be widened by the removal of modern plasterboard, and as such would not result in a harmful loss of historic fabric.

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 following revisions to remove double glazing to the new front lightwell window and rear WC window and a reduction in the size of the rear extension.

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 and policy DC2 of the Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with the London Plan 2021 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.

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.

Daniel Pope
Chief Planning Officer