

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)**

HERITAGE STATEMENT

&

DESIGN AND ACCESS STATEMENT

Retention of minor internal alterations (retrospective)

FLAT C, 71 ALBANY STREET, LONDON NW1 4BT



RTPI

mediation of space · making of place

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1 SITE AND SURROUNDINGS

- 1.1 The application site is a mid terraced building located on the western side of Albany Street. There are three dwellings located within the building, known as Flat A, Flat B and Flat C. This application relates to the upper floor dwelling, Flat C, located at second floor and third floor.
- 1.2 The immediate surrounding area is largely residential in character.
- 1.3 The application site is located in the Regent's Park Conservation Area. The subject property is a Grade II Listed Building as part of a group listing for No's. 63-77 Albany Street. The listing description relates solely to the external features of the properties as follows:

"Terrace of 8 houses. Early C19, restored late C20. Yellow stock brick with parapets rebuilt in multicoloured stocks. Rusticated stucco ground floors and plain 1st floor sill band. 4 storeys and basements. 2 windows each. Square-headed doorways with fanlights and panelled doors. Gauged brick flat arches to recessed sashes; 1st floor with cast-iron balconies. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXI, Tottenham Court Road & Neighbourhood, St Pancras III: London: -1949: 145)."

2 PROPOSAL

- 2.1 Retention of minor internal alterations (retrospective).

3 RELEVANT PLANNING HISTORY

- 3.1 Listed building consent (reference 2007/2879/L) for internal alterations including new kitchen fittings on second floor level and rearrangement of third floor to create an en-suite bedroom to maisonnette (Class C3) was approved on 6 August 2007.

- 3.2 However, the works that have been carried out are slightly different to those approved in the listed building consent. Therefore, the applicant has prepared this retrospective application to regularise the minor changes that deviate from the approved works.

4 PLANNING POLICY

- 4.1 National Planning Policy Framework (2019)
4.2 London Plan (2021)
4.3 Camden Local Plan (2017)

5 COMMENTS

- 5.1 The changes that differ from the approved works under 2007/2879/L are very minor as shown in the photographic survey / schedule of works. In summary, they are as follows:

1. Positioning of second floor staircase is slightly different;
2. Reception room cupboard arrangement is slightly different;
3. Living room has slightly enlarged ceiling;
4. Bedroom 1 has slightly enlarged ceiling;
5. Dressing room has slightly different wardrobe arrangement;
6. Third floor staircase includes a small landing;
7. Bedroom 2 cupboard is slightly different; and
8. Third floor skylight is slightly larger.

- 5.2 Policy HC1 of the London Plan and Policy D2 of the Local Plan require new development to designated heritage assets, such as Listed Buildings, to preserve and enhance the relevant heritage significance. The remainder of this statement comments on the proposal's effects.

SCALE

- 5.3 The proposed development does not change the external scale of the property when compared to the approved 2007/2879/L works. The externals are the most significant heritage asset as per the listing description and this would be successfully preserved. In this context, the

special architectural and historic interest of the Listed Building would be duly preserved.

AMOUNT

- 5.4 The proposal does not seek to add or amend the amount of floorspace in the dwelling. In this context, the proposal preserves the general internal property arrangement as per the approved 2007/2879/L works.

LAYOUT

- 5.5 The proposal does not seek to change the general layout of the dwelling. In this context, the proposal preserves the general internal property arrangement as per the approved 2007/2879/L works.

LANDSCAPING

- 5.6 Not applicable.

USE

- 5.7 The proposal does not seek to change the use of the property as a residential dwelling.

APPEARANCE

- 5.8 The proposed development does not change the external appearance of the property when compared to the approved 2007/2879/L works. The externals are the most significant heritage asset as per the listing description and this would be successfully preserved. In this context, the special architectural and historic interest of the Listed Building would be duly preserved.

ACCESS

- 5.9 The proposal does not seek to change the access arrangement of the property.

6 CONCLUSION

- 6.1 Listed building consent (reference 2007/2879/L) for internal alterations was granted in August 2007. However, the works that have been carried out are slightly different to those approved in the listed building consent. Therefore, the applicant has prepared this retrospective application to regularise the minor changes that deviate from the approved works.
- 6.2 The changes that differ from the approved works under 2007/2879/L are very minor as shown in the photographic survey / schedule of works.
- 6.3 The proposed development does not change the external scale or appearance of the property when compared to the approved 2007/2879/L works. The externals are the most significant heritage asset as per the listing description and this would be successfully preserved.
- 6.4 The internal works preserve the general internal property arrangement as per the approved 2007/2879/L works.
- 6.5 In this context, the special architectural and historic interest of the Listed Building would be duly preserved.
- 6.6 The proposed development is consistent with the relevant aims and provisions of the national framework and the LPA's Development Plan.
- 6.7 The LPA is respectfully requested to grant the listed building consent.