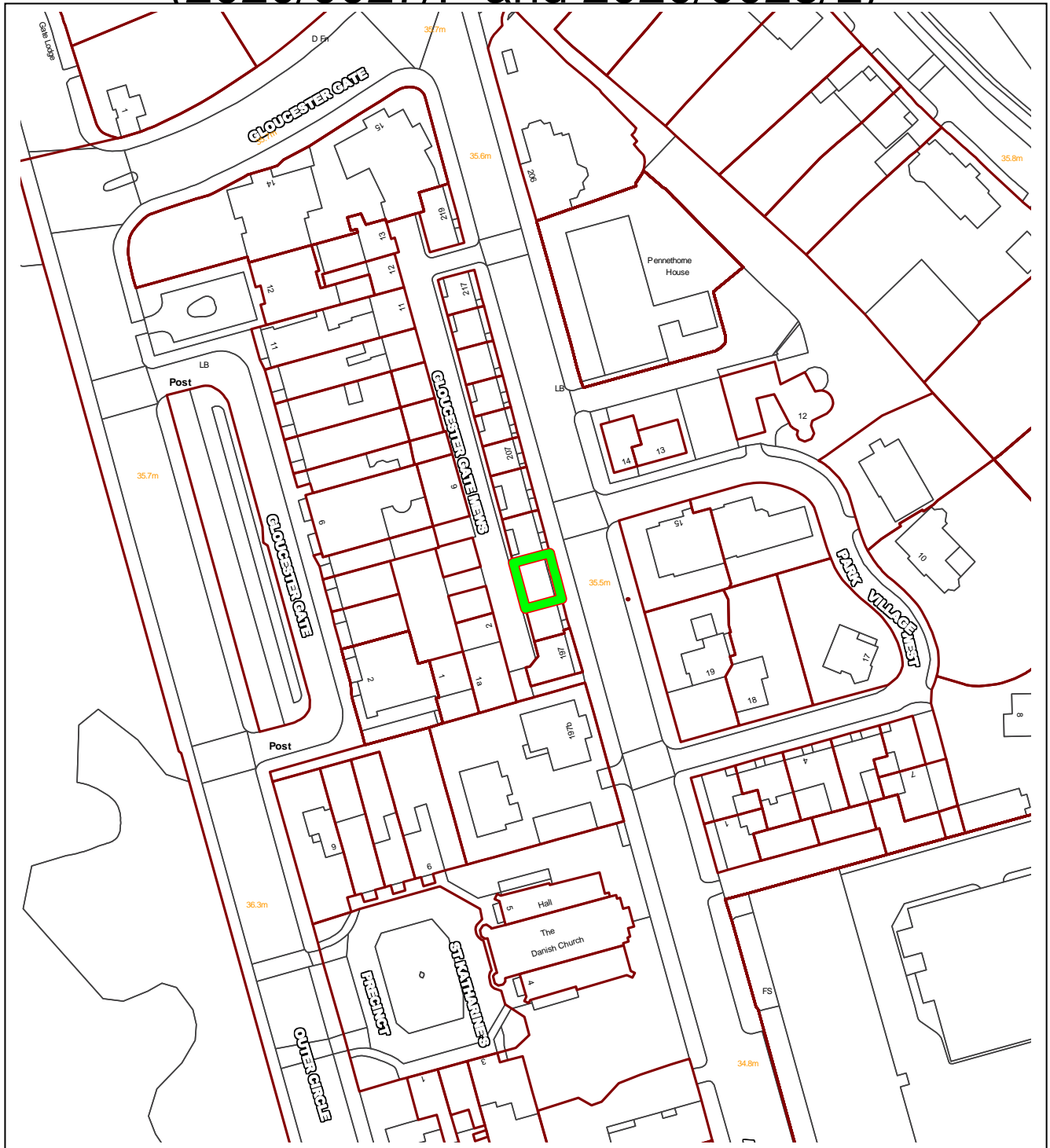


# 201 Albany Street, London, NW1 4AB (2020/0027/P and 2020/0028/L)



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## 201 Albany Street - Site photos



Photo 1 (above): View of the application site from Albany Street

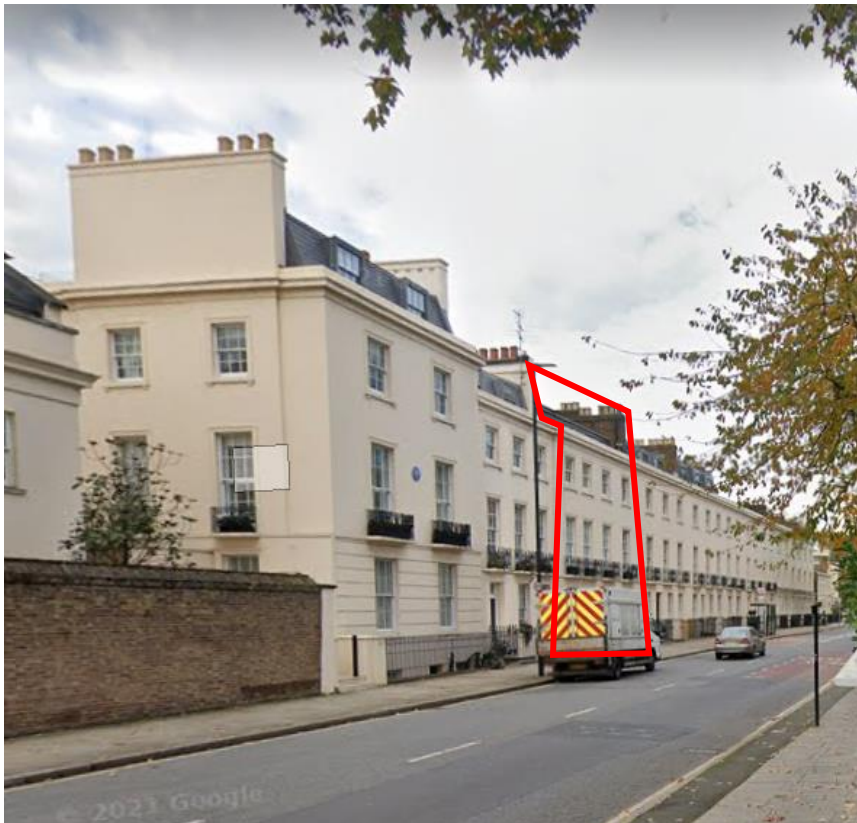


Photo 2 (above): View of the application site from the junction of Albany Street and Park Village West





Photo 3 (above): View of the roof of the application site and neighbouring properties



Photo 4 (above): Existing mansard with dormer at 201 Albany Street looking towards 199 Albany Street



Photo 5 (above): Existing mansard roof at 199 Albany Street



Photo 6 (above): Existing and proposed front elevation

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>01/04/2020</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>08/03/2020</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Elaine Quigley			(i) 2020/0027/P (ii) 2020/0028/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
201 Albany Street London NW1 4AB			See draft decision notices	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<p>(i) Alterations to the roof form to create a replacement mansard roof with 3 dormer windows to front roof slope and replacement basement door on the front elevation in association with single family dwelling.</p> <p>(ii) Alterations to the roof form to create a replacement mansard roof with 3 dormer windows to front roof slope and replacement basement door on the front elevation, internal works including installation of security grille on the rear ground floor window, removal of door frame in WC at first floor level, alterations to partitions, replace door, block up opening at second floor level and relocate partition wall between bedroom and bathroom at third floor level all in association with single family dwelling.</p>				
<b>Recommendation(s):</b>		<p>(i) Grant conditional planning permission</p> <p>(ii) Grant conditional listed building consent</p>		
<b>Application Type:</b>		<p>Householder Application</p> <p>Listed Building Consent</p>		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	A site notice was displayed on 12/02/2020 and a press notice was advertised on 13/02/2020. No consultation responses were received.					
Regent's Park CAAC comments:	<p><b>Regent's Park Conservation Advisory Committee (CAAC) – objects</b></p> <p>The extra height to the front of the mansard and of the 3 dormer windows would significantly harm the perception of the scale of the house, disrupting the scale of the terrace of which it is a part. The roof should remain subservient to the main house, not as dominating as this proposal. The visibility is a product of both the proposed height and the degree of set-back from the main front elevation. The roofs are visible from the street, including longer views along Albany Street.</p> <p><i>Officer response: See paragraph 4.7 for officer assessment</i></p> <p>We note that there is a variety of scales and forms in the existing roof to the terrace. The drawings do not show the neighbouring roof lines but the proposal appears to be higher than the mansard at the adjacent 199 Albany Street. Any revised application should show the terrace as a whole to allow the impact of any proposal to be assessed in the context of the whole listed terrace.</p> <p><i>Officer response: Revised drawings were submitted showing the mansard roof within the context of the neighbouring properties at nos. 199 and 203. The revised plans were sent to the CAAC on 07/08/2020 but no further response was received.</i></p> <p>The present proposal harms both the significance of the listed house, the terrace, and the wider conservation area which it neither preserves nor enhances. There is no public benefit which might outweigh the harm which would be caused.</p> <p><i>Officer response: See paragraph 4.7 for officer assessment</i></p>					

## Site Description

The site is occupied by a four storey mid terrace Grade II listed dwelling, plus basement and mansard roof, located to the west of Albany Street. The house dates from c. 1830-40 and is constructed of stucco render to the front elevation and London stock brick to the rear which backs onto Gloucester Gate Mews. The property is almost in its complete original form apart from its slated mansard roof and attic dormers that were added at a later date.

The building is part of a terrace of 8 Grade II Listed Buildings including nos. 197-211 (odds) Albany Street. The 3 Grade II listed buildings at Nos. 213, 215 and 217 to the northern end of the terrace fall under a separate listing. The slate mansard roofs and attic dormers on the adjoining properties at nos. 199, 203 and 205 were also built at a later date. The properties were first listed in May 1974. The site falls within the Regent's Park Conservation Area.

## Relevant History

### APPLICATION SITE

Permission was sought (re 2006/5592/P and 2006/5592/L) for external alterations including three new door openings, new iron steps, re-construction of third floor mansard roof to match adjoining properties and rear roof terrace at first floor level. The applications were **withdrawn** on 12/04/2007.

Planning permission and listed building consent were **granted** (ref 2007/2525/P and 2007/2527/L) on 16/07/2007 for alterations to the internal layout; new door opening onto Gloucester Gate Mews; new gate and steps to front lightwell; new recessed front dormer window to existing mansard and installation of two solar panels to rear slope of mansard to single family dwelling C3.

Planning permission and listed building consent were **granted** (ref 2014/1760/P and 2014/1798/L) on 30/04/2014 for alterations to front elevation, insertion of new window at rear second floor, and installation of 2x rooflights to rear roof slope.

Planning permission and listed building consent were **granted** (ref 2015/3743/P and 2015/3932/L) on 07/10/2015 for formation of 2 new sash windows to the rear elevation at ground and second floor half landing levels.

## NEIGHBOURING PROPERTIES

### 197 Albany Street

Planning permission and listed building consent were **granted** (ref 2013/6995/P and 2013/7050/L) on 27/01/2014 for erection of a mansard roof extension with terrace and reinstatement of chimney.

### 199 Albany Street

Planning permission and listed building consent were **granted** (ref 8700794 and 8770059) on 03/12/1987 for reconstruction and enlargement of roof-storey and addition of new windows to rear elevation.

## Planning History

### National Planning Policy Framework (2019)

### London Plan (2021)

### Camden Local Plan (2017)

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy T4 Sustainable movement of goods and materials

### Camden Planning Guidance (2021)

Home improvements



Design  
Amenity  
Transport

Regents Park Conservation Area Appraisal and Management Strategy (CAAMS) (2011)

## Assessment

### 1.0 PROPOSAL

1.1 Planning permission and listed building consent are sought for alterations to the roof form to create a mansard roof with 3 dormer windows to the front roof slope and a replacement basement door on the front elevation in association with a single family dwelling.

1.2 The alterations to the existing mansard roof would include the removal of the front elevation and roofslopes. The existing roof profile has a maximum height of 3.3m that is set back from the front façade of the building by 3.49m. The existing lower roof slope is sloped at an angle of 112 degrees. The proposed front façade and ridge of the roofslope would reach a maximum height of 3.1m and would be set back 2.3m from the front façade of the building. The lower roof slope would be sloped at an angle of 108 degrees. The existing 3 dormer windows would be replaced with 3 dormer windows. The proposal also includes the replacement of the basement front door and frame with a door and frame to match the existing.

1.3 The proposed internal alterations (for which only listed building consent is required) include:

#### Ground floor

- Installation of internal security grill to ground floor rear window

#### First floor

- Rehang door on the first floor landing
- Remove non-original door frame and part of the partition wall within the WC
- Relocate wash basin

#### Second floor

- Extend non-original low partition to full height partition and width of the room within the second floor main bedroom to create a dressing room
- Replace non original door to new en-suite bathroom with panelled door and architrave to match the existing historic doors and architraves
- Block up existing opening between the new en-suite bathroom and the existing bathroom in the second floor dressing room
- Strip out existing second floor bathroom and make good
- Remove non-original partition wall between the study and bathroom to form a new larger bedroom at second floor level

#### Third floor

- Relocate non-original partition wall between the existing bedroom and bathroom to form a larger bathroom

### 2.0 AMENDMENTS

2.1 During the course of the application additional photos were sent by the agent showing the existing property within its context. Following the comments from the Primrose Hill CAAC an updated existing and proposed front elevation was submitted to show the part elevation of the neighbouring properties on either side. Revised section and floor plans were also received to amend the roof pitches of the proposed mansard.

### 3.0 ASSESSMENT

3.1 The main issues to be considered as part of the proposal are:

- Design and heritage



- Amenity
- Transport

#### **4.0 Design and heritage**

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Camden's Local Plan is supported by CPG Design and CPG Home improvements, and the Regent's Park Conservation Area Statement.

4.2 Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") are relevant.

4.3 Section 16(2) provides that in considering whether to grant listed building consent for any works to a Listed Building special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.4 Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

4.5 The effect of these sections of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.

#### Internal works

4.6 The proposed internal alterations and layout changes would continue to be in keeping with the character of the property. As such, the proposals in principle would not cause harm to the special interest of the grade II listed building.

#### External works (mansard roof alterations)

4.7 The CAAC has raised an objection to the proposal and considers the perception of the scale of the property and the terrace within which it sits would be significantly harmed by the proposed mansard. There are existing mansard roof extensions both on the application building (2007) and the neighbouring properties at nos. 199, 203, and 205. The scale of the property and the terrace within which it forms a part has already been altered with mansard roof extensions. It is noted that there are a variety of roof forms and heights along this part of Albany Street and therefore there is no consistency. The roof extension at the neighbouring property at no. 199 was constructed in the late 1980's (1989) so its design pre-dates all of the Council's guidance. It is appreciated that the existing mansard at no. 201 does not offer sufficient head room internally measuring between 1.6m to 2.14m. It is considered that the revised roof form is acceptable. It works within the existing ridge height and is more in keeping with the host building and aligns better with the existing roof extension at the adjacent property at no. 203 Albany Street which complies with the Council's guidance on mansard roof extensions. As such the overall form, bulk and massing is subservient to the main townhouse. Furthermore, it is considered that the detailed design, including the positioning and dimensions of the dormer windows is more responsive to the host building. Typical details of the new roof illustrated by a fully annotated 1:20 section and junction details at 1:2 have been submitted and are considered acceptable. Drawings of the proposed dormer windows (fully annotated plan, section and elevation drawings showing the dormers in the context of the overall roof and parapet), have not been submitted so would be required to be secured by condition.

4.8 It is important that all new materials and finishes are in keeping with the existing building and the

wider terrace. Samples would be required to be provided on site of the proposed natural slate covering, providing details of slate dimensions, colour and texture, and country of origin. Due to Covid19 restrictions the submission of photographs of the samples on site in the context of the existing and adjacent roofs would be required. These details would be secured by condition.

4.9 The replacement of the basement door on the front elevation would match the existing and is considered acceptable.

## **5.0 Amenity**

5.1 The rear elevation of the mansard remains the same as existing so there would be no impact on the amenity of neighbouring properties to the rear in Gloucester Gate Mews and Gloucester Gate as a result of the works.

5.2 There are no habitable room windows on the side elevation of No. 197 Albany Street which faces the application site. As such, the proposal would not result in overlooking or loss of daylight to the occupiers of this property.

## **6.0 Transport**

6.1 Due to the size of the proposal and nature of the works a construction management plan would not be required. Albany Street has single yellow lines and construction vehicles can upload from the back of the site on Gloucester Gate Mews.

## **7.0 Recommendation**

7.1 Grant conditional planning permission and grant conditional listed building consent.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 5<sup>th</sup> July 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2020/0027/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Email: [Elaine.Quigley@camden.gov.uk](mailto:Elaine.Quigley@camden.gov.uk)  
Date: 23 June 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Mr. Peter Liebmann  
101 Little Bushey Lane  
Bushey  
Herts  
WD23 4SD

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**201 Albany Street**  
**London**  
**NW1 4AB**

Proposal: Alterations to the roof form to create a replacement mansard roof with 3 dormer windows to front roof slope and replacement basement door on the front elevation in association with single family dwelling.

Drawing Nos: 19/2212/1; 19/2212/2; 19/2212/3; 19/2212/4 rev A; 19/2212/5; 19/2212/6; 19/2212/7 rev B; 19/2212/B; 19/2212/10; 12/2212/11 rev B; 19/2212/20; 19/2212/21; 19/2212/22; 19/2212/23; Design, Access and Heritage Statement rev A

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 19/2212/1; 19/2212/2; 19/2212/3; 19/2212/4 rev A; 19/2212/5; 19/2212/6; 19/2212/7 rev B; 19/2212/B; 19/2212/10; 12/2212/11 rev B; 19/2212/20; 19/2212/21; 19/2212/22; 19/2212/23; Design, Access and Heritage Statement rev A.

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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, 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.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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

Chief Planning Officer

**DRAFT**

**DECISION**

Application ref: 2020/0028/L  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Email: [Elaine.Quigley@camden.gov.uk](mailto:Elaine.Quigley@camden.gov.uk)  
Date: 23 June 2021

**Development Management**  
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Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Mr. Peter Liebmann  
101 Little Bushey Lane  
Bushey  
Herts  
WD23 4SD

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**201 Albany Street**  
**London**  
**NW1 4AB**

# DECISION

Proposal: Alterations to the roof form to create a replacement mansard roof with 3 dormer windows to front roof slope and replacement basement door on the front elevation, internal works including installation of security grille on the rear ground floor window, removal of door frame in WC at first floor level, alterations to partitions, replace door, block up opening at second floor level and relocate partition wall between bedroom and bathroom at third floor level all in association with single family dwelling.

Drawing Nos: 19/2212/1; 19/2212/2; 19/2212/3; 19/2212/4 rev A; 19/2212/5; 19/2212/6; 19/2212/7 rev B; 19/2212/B; 19/2212/10; 12/2212/11 rev B; 19/2212/20; 19/2212/21; 19/2212/22; 19/2212/23; Design, Access and Heritage Statement rev A.

The Council has considered your application and decided to grant 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: 19/2212/1; 19/2212/2; 19/2212/3; 19/2212/4 rev A; 19/2212/5; 19/2212/6; 19/2212/7 rev B; 19/2212/B; 19/2212/10; 12/2212/11 rev B; 19/2212/20; 19/2212/21; 19/2212/22; 19/2212/23; Design, Access and Heritage Statement 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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Fully annotated plan, section and elevation drawings of the proposed dormer windows showing the dormers in the context of the overall roof and parapet (scale 1:10 / 1:2).

- b) A sample panel of the natural slate roof covering, providing details of slate dimensions, colour and texture, and country of origin shall be provided on site and approved in writing by the local planning authority. Photographs of the samples on site shall be submitted in the context of the existing and adjacent roofs (nos. 199 and 203 Albany Street). The approved panel shall be retained on site until the work has been completed.

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 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

Chief Planning Officer

**DRAFT**

**DECISION**