

Application ref: 2021/2984/L  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat B**  
**95 Albert Street**  
**London**  
**NW1 7LX**

Proposal:

Internal alterations to first floor studio flat to create a one bedroom flat.  
Drawing Nos: Site Location Plan; Design Access and Heritage Statement; 2113 01  
Existing First Floor Plan; 2113 71 Proposed First Floor Plan; 2113 71T Proposed First  
Floor Plan Finishes and Electrical Layouts; 2113 02 Existing Sections; 2113 72  
Proposed Sections

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:

Site Location Plan; Design Access and Heritage Statement; 2113 01 Existing First Floor Plan; 2113 71 Proposed First Floor Plan; 2113 71T Proposed First Floor Plan Finishes and Electrical Layouts; 2113 02 Existing Sections; 2113 72 Proposed Sections; Boen Oak Animoso White Pigmented 14mm x 181mm

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 (delegated):

No. 95 Albert Street is one of an irregular terrace of 27 properties built around 1845 and statutorily listed Grade II on 14 May 1974.

The planning record appears silent on the date of subdivision of the property into self-contained units; this is presumed to be prior to the listing of the property. Flat B occupies the first floor.

The arrangement of two rooms per floor which is integral to the historic spatial qualities of 19th century terraced properties has been retained and is not modified further by this proposal.

The decor of the apartment is both dated and tired. This application seeks to update the apartment to bring the facilities up to modern standards. It also includes a minor rearrangement of the subdivision of the back room, which was part of the original conversion.

The original floor boards have been lost, presumably during the conversion to flats, and as part of the refurbishment it is proposed to lay a new engineered oak plank floor.

The proposal will have no impact on the special architectural and historic interest of the listed building as the proposed internal changes involve the removal of modern fittings only. No external alterations are proposed and therefore the proposal will have no impact on the contribution this property makes to the character and appearance of the conservation area.

No public consultation was necessary for this application.

The site's planning history has been taken into account when making this

decision.

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 proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 2021.

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