

**Conservation Area Advisory Committee**

Advisory Committee	Camden Town
Application ref	2021/2957/P
Address	128 Albert Street London NW1 7NE
Planning Officer	Jaspreet Chana
Comments by	10 Oct 2021
Proposal	Replacement windows, rooflights and render on facade of building on Parkway and Albert Street elevations, refurbishment of existing first floor roof terrace and addition of pergola with planting and associated works
Objection	Yes
Comment	Yes
Observations	<p>The CTCAAC objects to one aspect of this application and has 2 observations to make:</p> <p>1) The proposed proportions of the glazing sub-divisions do not enhance the building, nor preserve the appearance of the Conservation Area. The current windows emphasise the verticality of the building's facade with its double storey pilasters. The proposed window panes are shorter owing to the number of sub-divisions proposed and, with so much additional framing, the effect negates the simplicity of the building's rendered frame. This is unfortunately true of both elevations.</p> <ul style="list-style-type: none"><li>- On Parkway what were 12 x 4 lights becomes 10 x 5, which produces a less vertical proportion to the panes and is less successful than the current subdivision.</li><li>- On Albert Street the proposed windows on the first floor will no longer relate to the ones underneath in terms of materiality nor proportion. It very much appears that the proposal varies the pane sizes from one window to the next on this elevation to fit their different widths and this undermines the factory-style aesthetic. The net result will be more 'cottage' than 'warehouse' and thus detracts from the overall appearance of this elevation.</li></ul> <p>The CAAC considers that the current windows have better proportions than the proposed replacements and are less</p>

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fussy.

2) The most sustainable approach would be to repair and refurbish the existing timber windows on Albert Street. The current frames appear deep enough to accept double glazing to improve thermal performance, if not already glazed like that, and timber is far more sustainable than aluminium (even if the latter is recycled it still requires a lot of energy to manufacture into new shapes). The proposed replacement is therefore unnecessary and a waste of embodied carbon.

The CTCAAC does not object to the other aspects of this application (namely installing replacement thermally efficient roof-lights, a pergola on the rear terrace and the changes to the front entrance at ground floor level).

**Documents attached**

No details entered

**Documents attached**

[128 Albert Street - detail of timber windows 1975](#)

[128 Albert Street 1975](#)

**About this form**

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