

Application ref: 2021/1956/L
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Date: 13 October 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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www.camden.gov.uk/planning

Hestur Limited
53 Edwin Panks Road
Hadleigh
Ipswich
IP7 5JL
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
81 Albany Street
London
NW1 4BT

Proposal:

Remedial works to address damp issues including in basement walls; removal of non-original loadbearing wall and later 20th century infill partitions; installation of internal air conditioning unit and sink; upgrading of lighting.

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Drawing Nos:

Survey report by Crown Preservation version dated 16/02/2021;

Photo sheets x 3;

Schedule of Works Rev A dated August 2021;

Design and Access Statement;

Ground and Basement plans as existing;

Ground and Basement planes as proposed;

Basement plan showing Cavity Drain Membrane location.

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:

Survey report by Crown Preservation version dated 16/02/2021;
Photo sheets x 3;
Schedule of Works Rev A dated August 2021;
Design and Access Statement;
Ground and Basement plans as existing;
Ground and Basement planes as proposed;
Basement plan showing Cavity Drain Membrane location.

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:

This application concerns internal works to the basement and ground floor of No. 81 Albany Street (Grade II listed).

No. 81 Albany Street is part of a terrace of 4 similar houses with later shopfronts. The building dates from the early C19. This Victorian (circa 1820) building has undergone considerable historic "refurbishment" sometime during the latter part of the 20th century. To the lower ground floor those works involved the introduction of a solid floor, hard cement render, pink gypsum plaster and the removal of all historic joinery/elements. There appears to be a lack of adequate ventilation and penetrating damp can be seen coming through the walls. The damp may come from two sources - penetrating damp and possibly rising damp. The damage can be clearly seen on the walls, the 20th century plaster has blown and generally the condition of the interior is poor.

The applicant has confirmed that a drained membrane system is to be used around the perimeter of the basement with the introduction of a pump to remove the water. This system is considered less harmful to the listed structure when compared to other types of damp proofing which use hard cement renders or bituminous coatings. Notwithstanding the details in the documents

hereby approved, this listed building consent is specifically for the installation of a drained damp proofing membrane system .

In addition it is recommended that natural ventilation should be introduced.

The scheme also seeks the removal of the basement hall wall. The wall appears to be a later replacement of 20th century construction so there is no loss of historic fabric involved. The applicant has confirmed that a down stand and nibs will be retained to indicate the historic floor plan.

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

No public consultation was required in this instance as all the works to the listed building will be internal.

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 policies D1 and 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.
- 3 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).
- 4 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.
- 5 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.

- 6 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) 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 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