

Conservation Area Advisory Committee

Advisory Committee	Camden Town
Application ref	2021/6194/L
Address	88 Albert Street London NW1 7NR
Planning Officer	Nick Baxter
Comments by	11 Feb 2022
Proposal	Listed Building Consent of the reduction in depth of the basement and ground floor lintels on the front elevation by 40mm and replacement of lightwell wall at the front of the property.
Objection	Yes
Observations	<p>The Committee has concerns about the works proposed to both ground floor and basement steel lintels. Grinding these lintels back is unlikely to address the cause of the very visible cracking on the front facade (indeed it appears that the only reason for undertaking the proposed work is cosmetic) and may potentially exacerbate further movement.</p> <p>Settlement is visible at every level on the front facade of the house with slipped brickwork above failed flat arches to 1st and 2nd floor windows.</p> <p>Prior to 2015 when the 'broken lintels' were replaced, the Roman Cement stucco appeared intact externally, as did the first floor balcony (see attached screenshot from Google Streetview July 2014). Although a substantial lime tree was taken down very close by, some time after 2018, it is apparent that cracking was already visible around the replacement steel lintels by then. Despite the tree being removed the cracking has continued to get progressively worse (photos attached taken yesterday) and therefore the cause of the settlement is likely to be unrelated to the tree.</p> <p>Detailed method statements should be requested for full conservation-based repairs to the front facade, along with a conservation-accredited structural engineer's report on the potential causes and rectification of the settlement, to</p>

Conservation Area Advisory Committee

ensure that works are done in a holistic and sympathetic manner. Approval for the proposed grinding back of the lintels should not be given without this additional material being considered.

The Committee does not object to proposed works to the light well wall if lime mortar is to be used in preference to cement.

Documents attached

No details entered

Documents attached

[Defects in flat arches to 1st and 2nd floors](#)

[G Floor & 1st floor balcony](#)

[July 2014](#)

[July 2018](#)

About this form

Issued by	Contact Camden 5 Pancras Square London N1C 4AG
-----------	--

Form reference	21739886
----------------	----------

Data Protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.