

**Conservation Area Advisory Committee**

Advisory Committee	Camden Town
Application ref	2021/6169/P
Address	74 Albert Street London NW1 7NR
Planning Officer	Elaine Quigley
Comments by	22 May 2022
Proposal	Removal of existing lower ground floor windows and door on the rear elevation and replacement with bi-folding doors, and replacement of the existing iron balustrade to the roof terrace with a glazed balustrade all in association with existing single family dwelling.
Comment	Yes
Observations	<p>In view of previous substantial alterations and loss of original fabric, and the fact that the proposals are either reversible or do not involve the loss of additional historic fabric (apart from one brickwork pier at basement level), the Committee does not object to the proposed changes.</p> <p>However the 'public benefit' of reinstating the front steps does not include a material specification nor how the steps will be reconstructed. Details for this should be Conditioned to ensure that there is an improved appearance and that suitable materials and construction are being utilised. Alternatively the applicant should be required to provide a drawing and specification prior to the application being approved.</p> <p>The Committee is also concerned to note that no consideration appears to have been made to address climate change by sensitively improving thermal performance (fitting secondary glazing, providing additional insulation and decarbonising services etc.). When major works are being undertaken there should be a presumption that such issues will be addressed, and as Camden has itself declared a climate emergency, this should be a requirement for all applications going forward.</p>

**Documents attached**

No details entered

**About this form**

Issued by	Contact Camden 5 Pancras Square London N1C 4AG
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Form reference	21760213
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