

Application ref: 2022/0273/L
Contact: Rose Todd
Tel: 020 7974 3109
Email: rose.todd@camden.gov.uk
Date: 17 May 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Architecture for London
3-5
Bleeding Heart Yard
London
EC1N 8SJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
68 Albert Street
London
NW1 7NR

Proposal:

Improve the thermal performance of the building. Relocate the kitchen to the first floor. Drawing Nos: Design and Access Statement (Rev A); GA010 rev- LOCATION PLAN; GA099 rev A- EX PR LG FLOOR - Existing lower ground floor and proposed lower ground floor plans; GA100 rev- EX PR GROUND FLOOR - Existing ground floor and proposed ground floor plans; GA101 revA EX PR 1ST FLOOR - Existing first floor and proposed first floor plans; GA102 rev- EX PR 2ND FLOOR - Existing second floor and proposed second floor plans; GA103 revA EX PR 3RD FLOOR - Existing third floor and proposed third floor plans; GA104 rev- EX PR ROOF - Existing roof and proposed roof plans; GA200 rev- EX PR FRONT ELEVATION - Existing front and proposed front elevations; GA201 rev- EX PR REAR ELEVATION - Existing rear and proposed rear elevations; GA300 rev- EX SECTION AA - Existing section AA; GA301 rev- PR SECTION AA - Proposed section AA; GA302 rev- EX SECTION BB - Existing section BB; GA303 revA PR SECTION BB - Proposed section BB; DT002 rev- INSULATION DETAIL; THERMABLOK AEROGEL THERMASLIM INTERNAL WALL INSULATION SYSTEMS - product sheet 1.

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:

Design and Access Statement (Rev A); GA010 rev- LOCATION PLAN; GA099 rev A- EX PR LG FLOOR - Existing lower ground floor and proposed lower ground floor plans; GA100 rev- EX PR GROUND FLOOR - Existing ground floor and proposed ground floor plans; GA101 revA EX PR 1ST FLOOR - Existing first floor and proposed first floor plans; GA102 rev- EX PR 2ND FLOOR - Existing second floor and proposed second floor plans; GA103 revA EX PR 3RD FLOOR - Existing third floor and proposed third floor plans; GA104 rev- EX PR ROOF - Existing roof and proposed roof plans; GA200 rev- EX PR FRONT ELEVATION - Existing front and proposed front elevations; GA201 rev- EX PR REAR ELEVATION - Existing rear and proposed rear elevations; GA300 rev- EX SECTION AA - Existing section AA; GA301 rev- PR SECTION AA - Proposed section AA; GA302 rev- EX SECTION BB - Existing section BB; GA303 revA PR SECTION BB - Proposed section BB; DT002 rev- INSULATION DETAIL; THERMABLOK AEROGEL THERMASLIM INTERNAL WALL INSULATION SYSTEMS - product sheet 1.

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.68 Albert Terrace is one of an irregular terrace of 20 houses, dating from 1844-45, and located within Camden Town Conservation Area.

Albert Street has a high-quality streetscape, lined on both sides almost without interruption by uniform historic terraces. The finely detailed brick and stucco terraces were built in most part by George Bassett, surveyor to the Southampton Estate, in the years 1844-48. However, the terrace on the east

side, Nos 50-88, although similar in appearance to the other properties in the street, was the work of several different builders. The majority of terraces were erected as three storey buildings raised on basements.

In the past the property was in use as an HMO and it was this use that has given rise to changes to the historic planform and a non-standard arrangement for the kitchen.

The proposal outlined in this application includes:

1. Relocation of the kitchen from 3rd to 1st floor.
2. New roof light for the 3rd floor bathroom.
3. Insulation of the internal surface of external walls to improve the thermal performance of the building.

The proposal will not impact unduly on the special architectural and historic interest of the listed building as the proposed internal changes involve the removal of modern fittings only. The proposed internal insulation, with a 10mm shadow gap, will not mask or detract from the remaining historic architectural decoration. It is proposed to use lime plaster, without corner beads, to retain the breathability of the building fabric.

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.

The application has been advertised in the press and by means of a site notice. The Camden Town CAAC requested further details regards the proposed internal insulation which has been provided.

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

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 NPPF.

- 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer