

Application ref: 2021/5254/L  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 28 June 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Savills  
33 Margaret Street  
London  
W1G 0JD

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**125 Albert Street**  
**London**  
**NW1 7NB**

#### Proposal:

Erection of a full width rear extension following the demolition of the existing ground floor outrigger extension and two outbuildings including internal and external restoration all associated with the use of the property as a single family dwelling.

Drawing Nos: EX-1.00; EX-1.01; EX-1.02; EX2.00; EX2.01; EX2.02; PL-0.00; PL-1.00; PL-1.01; PL-1.02; PL-2.00; PL-2.01; PL-2.02; PL3.00; PL3.01; PL3.02; Heritage Statement commissioned by HCUK Group dated August 2021; Cover Letter from Savills dated September 2021; Costing commissioned by GSB/Building; Design and Access Statement commissioned by M O R S + H A R T E Architects dated August 2021.

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: EX-1.00; EX-1.01; EX-1.02; EX2.00; EX2.01; EX2.02; PL-0.00; PL-1.00; PL-1.01; PL-1.02; PL-2.00; PL-2.01; PL-2.02; PL3.00; PL3.01; PL3.02; Heritage Statement commissioned by HCUK Group dated August 2021; Cover Letter from Savills dated September 2021; Costing commissioned by GSB/Building; Design and Access Statement commissioned by M O R S + H A R T E Architects dated August 2021.

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. Any repointing /replacement brickwork shall be completed using Lime mortar.

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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates, and;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Listed building consent is sought for the erection of a full width extension to the rear elevation following the demolition of the existing ground floor outrigger extension and two outbuildings all associated with the use of the property as a single family dwelling. It is proposed to fully restore the property internally and externally including the replacement of the existing (non-original) single glazed windows with new single glazed sash windows.

The proposal would see the 'closet addition' on the rear elevation demolished,

as well as the later extension attached to it and the proposed extension would be the same height as the existing closet wing extension. The proposed infill extension adjacent to the outrigger will be more transparent through the use of a glazed door and fully glazed roof. The scale of this area is also reduced to ensure it is subservient to the "outrigger" element of the extension. The applicant confirmed that the original brickwork to the rear elevation would be cleaned, repointed and expressed within the proposed internal space. However, it should be noted that any repointing and replacement brick should be reconstructed using Lime mortar. The extension will house the kitchen, re-establishing the original location of the kitchen.

The rear of the site is screened from public view due to the density of the buildings that surround it. Therefore, given this limited visibility and the prevalence of similar sized extensions to adjoining properties, the proposed development is not considered to cause harm to the character and appearance of the surrounding conservation area.

Returning the building closer to its original layout would be supported and the proposed design to relocate the kitchen back to its original location is most welcomed including the reinstatement of the original window opening, which appears to be blocked is acceptable. Given the window frame has been replaced and the proposed alterations retain an opening of an equal width as the existing window, it is accepted that the proposed access would be acceptable in its impact on the buildings' significance. The internal works are not considered to cause harm to the significance of the building. Moreover, these works are considered to represent heritage benefits that would help to restore the historic character of the building and offset any harm caused by the proposed rear extension.

The half landing window is a pre-1945 metal window. The restoration of the original window openings, i.e., so that narrower but taller 6 over 6 sash windows replace the rear kitchen window at second floor level and the half landing window between the first and second floors would result in an enhancement of the listed building.

The replacement of the existing modern timber and metal windows some of which appear to be c.1980s and proposed replacements with traditional style opening and appropriately designed glazing bars is welcomed. A condition would be attached to secure the submission of details of all new windows.

- 2 Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. The size, scale, design and location of the proposed alterations are not considered to cause harm to the special architectural and historic significance of the listed building or the character of the surrounding conservation area.

Comment was received from the Camden Town CACC which is addressed separately, following statutory consultation. The site's planning history was

taken into account when determining this application. As such, the proposed development 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 provisions of the National Planning Policy Framework 2021.

- 3 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.
- 4 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.
- 5 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](http://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



Daniel Pope  
Chief Planning Officer