

Conservation Area Advisory Committee

Advisory Committee	Camden Town
Application ref	2022/1376/P
Address	72 Albert Street London Camden NW1 7NR
Planning Officer	Ewan Campbell
Comments by	10 Jul 2022
Proposal	<p>Variation of Condition 3 (Approved Plans) for planning permission ref 2021/5060/P dated 02/12/2022 for</p> <p>•Erection of a replacement mansard roof extension and erection of a replacement double storey rear extension and associated external and internal alterations•. Changes include reinstatement of bifold doors at roof level, proposed rooflights, balcony extended, new roof design, alteration to fenestrations and internal works</p>
Objection	Yes
Observations	<p>The CAAC is concerned to see these changes being applied for as a Variation of Condition considering their magnitude. Members wish to strongly object to all of the proposals which are considered to be inappropriate for the Listed Building and do not comply with current design guidelines for Conservation Areas.</p> <p>Specific concerns include:</p> <ul style="list-style-type: none">- The loss of the original pier in the basement results in complete erasure of the original historic plan form. An open plan basement is something that Camden has refused repeatedly in other applications (for example at 48 Mornington Terrace) and Committee members consider that continued enforcement of this principle is important.- The first floor roof light will cause additional light pollution and is adjacent to an open plan conservatory-style space which is top-lit, with large glazed openings to the rear. The roof light is thus not necessary to the design and will detract from the Listed Building. We also note that the amount of glazing proposed for the dwelling is well above that considered acceptable to comply with the recently revised Building Regulations.

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- The balcony will have an adverse impact on residential amenity and will create additional noise with the open doors leading straight out onto it. The proposed stair exacerbates this further, requiring retention of a substantial trellis on the garden wall. These elements together push the built structure out beyond the general deeply extended building line to these few houses in Albert Street and are therefore considered unacceptable.
- The CAAC did not previously object to a new mansard roof and dormer windows as these follow a typology which is considered appropriate in Camden's design guidelines. The current set-back flat-roofed top storey, with roof terrace to the front elevation, does not follow the approved design and other similar recent proposals have been rejected by Camden as a consequence of non-compliance with design guidelines. Allowing the existing top storey to be modernised with the roof being made even taller would set a very poor precedent and should be resisted. This is an opportunity to enhance the Conservation Area through the re-provision of accommodation in a more suitable form and considering the very large extensions and garden that the house already benefits from is a small concession to be made.

The CAAC would have objected to the now consented scheme on other similar Listed Buildings that had not already been so substantially altered. These additional revisions to the consented scheme are considered to push the limits too far and cannot be supported.

Documents attached

No details entered

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