

Application ref: 2022/1412/L  
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Architecture for London  
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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:

Replacement of existing conservatory with infill extension, insertion of rooflight to existing dormer, replacement of fenestration to existing rear extension and front lightwell, internal alterations.

Drawing Nos: GA010; GA099; GA100 Rev. A; GA101 Rev.A; GA102 Rev. A; GA103 Rev. A (EX PR 3rd FLOOR); GA103 Rev. A (EX PR ROOF); GA200; GA201 Rev. A; GA300; GA301 Rev. A; DT001; Photographs dated December 2021; Design and Access Statement dated June 2022

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:

GA010; GA099; GA100 Rev. A; GA101 Rev.A; GA102 Rev. A; GA103 Rev. A (EX PR 3rd FLOOR); GA103 Rev. A (EX PR ROOF); GA200; GA201 Rev. A; GA300; GA301 Rev. A; DT001; Photographs dated December 2021; Design and Access Statement dated June 2022

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 The application site is a three-storey plus lower ground floor, mid-terrace property situated on the east side of Albert Street. It is Grade II listed and lies within the Camden Town Conservation Area.

During the course of the application, the proposal was amended to omit the first floor rear extension, alterations to the rear fenestration at lower and upper ground floor levels, as well as details to the internal alterations. It was not considered necessary to re-consult on these minor amendments.

One objection was received from the Camden Town CAAC, with reference to the depth of the proposed first floor extension on design grounds. This element has been omitted and there is no change to the existing first floor extension. It is therefore considered that this objection comment is no longer relevant to the application.

The proposal is acceptable in design and heritage terms. It is thought that there have been many historic alterations made to the property over the years, possibly partly owing to its historic use as an HMO. The infill extension to the rear of the property, with the fenestration proposed, appears a modern and latter addition to the property, and would only be visible in private views. The addition to upper ground floor level is in line with the infill extensions observed at neighbouring properties along this terrace. It is considered to be appropriate in terms of its scale, form and materiality. The rooflight to the existing dormer would not be visible owing to its positioning and would not lead to any harm to the historic fabric of the property. Likewise, the internal alterations would not lead to any harm to the historic fabric given the extent of historic alterations.

One objection comment was received from a neighbouring resident following statutory consultation, which does not relate to the special historic interest of the host property.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in accordance with policies D1 and D2 of the Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer