

Application ref: 2021/6169/P  
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**Development Management**  
Regeneration and Planning  
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Miltiadou Cook Mitzman Architects Llp  
1 Primrose Mews  
London  
NW1 8YW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**74 Albert Street**  
**London**  
**NW1 7NR**

Proposal:

Removal of existing lower ground floor windows and door on the rear elevation and replacement with bi-folding doors and relaying of front entrance steps all in association with existing single family dwelling.

Drawing Nos: Demolition plans: 355-DWG-000 rev P1; 355-DWG-051 rev P1; 355-DWG-052 rev P1; 355-DWG-053 rev P1; 355-DWG-054 rev P2; 355-DWG-055 rev P1; 355-DWG-056 rev P1; 355-DWG-057 rev P1; 355-DWG-060 rev P2; 355-DWG-070 rev P1; 355-DWG-072 rev P1; 355-DWG-073 rev P2.

Proposed plans: 355-DWG-101 rev P1; 355-DWG-102 rev P1; 355-DWG-103 rev P1; 355-DWG-104 rev P2; 355-DWG-105 rev P3; 355-DWG-106 rev P1; 355-DWG-107 rev P1; 355-DWG-110 rev P3; 355-DWG-110-01 rev P1; 355-DWG-120 rev P1; 355-DWG-121 rev P1; 355-DWG-122 rev P2.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of

three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Demolition plans: 355-DWG-000 rev P1; 355-DWG-051 rev P1; 355-DWG-052 rev P1; 355-DWG-053 rev P1; 355-DWG-054 rev P2; 355-DWG-055 rev P1; 355-DWG-056 rev P1; 355-DWG-057 rev P1; 355-DWG-060 rev P2; 355-DWG-070 rev P1; 355-DWG-072 rev P1; 355-DWG-073 rev P2.

Proposed plans: 355-DWG-101 rev P1; 355-DWG-102 rev P1; 355-DWG-103 rev P1; 355-DWG-104 rev P2; 355-DWG-105 rev P3; 355-DWG-106 rev P1; 355-DWG-107 rev P1; 355-DWG-110 rev P3; 355-DWG-110-01 rev P1; 355-DWG-120 rev P1; 355-DWG-121 rev P1; 355-DWG-122 rev P2.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 Reasons for granting permission.

The proposed works would have very limited impact on the external appearance of the host building and character of the conservation area due to their nature. The proposal includes repairs to the front steps and changes to the rear elevation including replacement of windows and doors with bi-folding doors at lower ground floor rear elevation.

The CAAC commented on the material specification for the front steps and the fact that there were no details about how the new front steps would be constructed. The agent has confirmed that the external steps to the front entrance doors which are currently coated in some form of cementitious plastic coating would be repaired and relaid with stone flags similar to other front steps along the street. This repair work is welcomed and in the event that the flags need to be relaid a method statement would be required to ensure details of the stonework and method to replay the flags are agreed. The details would be secured by condition as part of the associated listed building consent (ref 2021/1713/L).

It is proposed to replace the double doors and window opening on the lower ground floor rear elevation with bi-folding doors. The doors would be made

from aluminium that would be finished in anthracite grey. The works would not harm the character or appearance of the building which has been significantly altered over time. Although the use of aluminium would be a non-original material the doors would be installed within a 1980's extension at lower ground floor level and would be considered acceptable.

A non-original steel balcony would be removed from the upper ground floor rear elevation and replaced by an internal balustrade which is welcomed.

The original application included the replacement of the first floor iron balustrade on the rear roof terrace and installation of a glass balustrade. This modern intervention was not considered appropriate on the higher more prominent first floor of the listed building and has been omitted from the scheme.

The CAAC commented that no consideration has been paid to address climate change in the application including consideration of fitting secondary glazing and providing additional insulation. The applicant has confirmed that this will be reviewed as part of the ongoing refurbishment of the house. It is not possible to insist on these works forming part of the application but listed building consent may be required for any works affecting the historic fabric and/or layout of the building.

No amenity issues are raised as a result of the proposal.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and of preserving the listed building and its features of special architectural or historic interest, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and

emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 4 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully



Daniel Pope  
Chief Planning Officer