



Application ref: 2022/1713/L  
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London  
NW1 8YW

Dear Sir/Madam

### **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

#### **Listed Building Consent 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, internal works including creation of new openings, relocation of lower ground floor WC, installation of underfloor heating within lower ground and upper ground floors and removal of joinery 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 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: 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: 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.

- 4 Prior to the relevant part of the works, a method statement, including details of the repair and relaying of the stonework to the front entrance steps shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 5 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 before the relevant part of the work is begun:

- a) Plan, elevation and section drawings at scale of 1:10, including jambs, head and cill, of all new door openings.
- b) Plan, elevation and section drawings of new internal glass balustrade at upper ground floor level at scale 1:10

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 to grant listed building consent:

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 relates to 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 and new railings to the rear roof terrace at first floor level. 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. This repair work is welcomed and in the event that the stone flags need to be repaired and relaid a method statement would be secured by condition to ensure details of the stonework are agreed.

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 condition would be attached to secure details of the new doors to ensure the frame thickness is appropriate within this listed building.

A non-original steel balcony would be removed from the upper ground floor rear elevation which is welcomed. It would be replaced by an internal modern balcony and would not be considered harmful to the architectural significance of the historic building. No details have been provided and these would be required to be secured by condition.

The original application included the replacement of iron railings enclosing the existing first floor rear roof terrace with 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.

It is proposed to remove the existing bathroom partition walls within the lower ground floor. This floor of the house has been significantly altered following the works to convert the property into flats during the 1980's and very little historic fabric remains. The proposed works would not result in the loss of any historic fabric and would not harm any historic features. It is proposed to install a toilet within the kitchen space in front of the entrance door at lower ground floor level. Nibs indicating the location of the original lateral wall at lower ground floor level have been shorted to accommodate the door to the new toilet. It has been confirmed that there is no current view of the staircase from the entrance door as it is concealed behind a partition wall. These works would not harm the spatial quality of the historic plan form and would be considered

acceptable.

A historic door opening would be reinstated within the front room at both upper ground and first floor level which is welcomed. Details of the new doors would be secured by condition.

The removal of the non-original kitchen cabinetry and fireplace is considered acceptable..

As already noted, due to the works carried out during the conversion of the property in the 1980's, the character of the property has been compromised with loss of internal historic fabric and reorganisation of the plan form at lower ground and ground floor levels. New underfloor heating is proposed throughout the lower ground and upper ground floors and is considered acceptable in these areas of the house.

The original proposal included the subdivision of the front room at second floor level to create an ensuite bathroom. These works were considered harmful to the historic plan form of the listed property. Revised plans have been received to install a stand-alone bath in the front room at second floor level. There is pipework serving a sink in this part of the room so no harmful additional pipework would be required to be installed. The bath would be considered incidental to the spatial qualities of the room and would not harm the architectural significance of the building and is considered acceptable.

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 regard has been attached to the desirability of preserving the listed building 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 general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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 'DP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer