

Application ref: 2022/1845/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
45 Albert Street
London
NW1 7LX

Proposal:

Alterations to internal ground floor walls, door and flooring material.

Drawing Nos: Location Plan; Design and Access with Heritage Statement; Floor/Roof Types; Existing Ground Floor Plan; Proposed Ground Floor Plan.

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:

Location Plan; Design and Access with Heritage Statement; Floor/Roof Types; Existing Ground Floor Plan; Proposed Ground Floor Plan.

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 Reasons for granting listed building consent (delegated):

No.45 Albert Street is one of a terrace of 27 houses built in 1845 and listed Grade II (date 14 May 1974). Unfortunately, the interior of the building was subjected to alteration with many of the original historical features being lost before the property was listed in 1974. However the property does seem to have mostly retained its historic layout of two rooms on each floor with a doorway from the stairwell to each room.

Albert Street is located within Camden Town conservation area.

In 1998 (ref PE9800526 + LE9800527) consent was granted for internal and external alterations and conversion of the property into a basement flat and single family dwelling house. This is mostly the layout we find today. Further consent for works of alteration were granted in 2006.

Consent is sought to make internal alterations to the ground floor to retain the doorway (DG1) between entrance hallway and kitchen. Retain the existing panelled door and all existing architraves/ woodwork behind and over-boarding on kitchen side to allow kitchen run layout. A new door (DG2) is to be created between the hallway and front living/ dining room as per previously approved plans 1998 (LE9800527) and 2006 (2006/1289/P). Alteration is also proposed to the existing ground floor utility area to the rear.

The original floor boards have been lost, presumably during the conversion to flats in the 1960s. New flooring is proposed together with heritage-appropriate joinery.

The proposal will have no impact on the special architectural and historic interest of the listed building as the proposed internal changes involve the removal of modern fittings only. No external alterations are proposed and therefore the proposal will have no impact on the contribution this property makes to the character and appearance of the conservation area.

No public consultation was necessary for this application. The observation made by Camden Town CAAC have been addressed.

The site's planning history has been taken into account when making 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 (ERR) 2013.

As such, the proposal 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 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 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer