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Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
125 ALBERT STREET, LONDON, NW1 7NB**

On behalf of our Client, Savills have been instructed to prepare and submit this application for listed building consent to allow for structural underpinning to the front elevation of the property at 125 Albert Street, London, NW1 7NB, as well as to the adjoining party walls abutting 123-127.

The following document sets out the background to the site and the application submission and should be read in conjunction with the following documents:

- Completed application forms (via the planning portal);
- Site location plan;
- Proposed structural engineer's drawings, prepared by Blue Engineering;
- Proposed underpinning method statement, prepared by Engel Construction;
- Heritage statement, prepared by HCUK Group; and
- Arboricultural Impact Assessment and Method Statement, prepared by Moore Associates.

Site and surroundings

The application site is located in the London Borough of Camden and specifically within the Camden Town and Primrose Hill ward. The site is located on the south-western side of Albert Road, which runs north-west to south-east from Parkway to Delancey Street.



Figure 1- Aerial view of the site from the west

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The site comprises of an early Victorian 3-storey mid-terrace property, constructed from brick and stucco. It has a butterfly roof and later additions to the rear including ground floor outrigger extension and two outbuildings.



Figure 2- Site frontage

The property forms part of a run of 9 similar terrace houses, comprising number 123-139, forming the south-west side of Albert Street. The properties cumulatively are Grade II listed, with the listing description for the property is as follows:

“Terrace of 9 houses. C1845. Multi-coloured and yellow stock brick, (No.125, painted), No.137, grey stock brick. Rusticated stucco ground floors. No.127, slate mansard roof with attic dormers. Nos 135-139, slightly recessed. 3 storeys and basements. 2 windows each. No.129 incorporate in No.131 with 3 windows. Round-arched doorways with pilaster-jambs carting cornice-heads; fanlights (Nos 133-137, radial) and panelled doors. No.131, square-headed doorway with C20 door. Gauged brick flat arches to recessed sashed (except No.125 2nd floor, C20 metal-framed casements); 1st floors with cast-iron balconies, Nos 123-127 with stucco facing. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials.”

The building is in a very poor state of repair and is currently uninhabitable and has been unoccupied for a number of years. The brick to the front is pitted and there are substantial cracks to the stucco and apparent movement affecting the door arch, threshold, window lintels and cills.



Figure 3- Photograph showing the condition of the front of the property

The site is located within the Camden Conservation Area. The immediate surrounding context of Albert Street is residential, however the Camden Town centre designation boundary is located to the north of the site, and indeed this area is commercial in character. The Jewish Museum London is located north of the site at 129-131 Albert Street.

The site is located approximately 0.2 mile south-west of Camden Town London Underground Station, whilst the site is well served by a number of local bus services operating in the vicinity of the site, accessed most locally on Parkway to the north, and Delancey Street to the south. Consequently, the site benefits from a Public Transport Access Level (PTAL) of 6a, indicating excellent public transport access.

Planning History

The Council's online planning register indicates that there is a limited planning history for the site, much of which dates back significant periods of time and is of little relevance.

The site has however been subject to recent planning and listed building consent applications for the refurbishment of the property in conjunction with the erection of extensions to allow for its use as a single family dwelling for which consent was granted in May 2022 (2021/4360/P and 2021/5254/L). Pre-commencement conditions relating to this consent have been discharged and works to implement these planning consents have begun on site.

Proposals and assessment

The proposals seek structural underpinning works to the building following detailed investigation by a structural engineer, details of which are set out within the supporting information. These assessment concludes that subsidence has likely taken place to the front and along the party walls of the property. In order to prevent any further subsidence and to avert the further demise of the heritage asset and risk of disproportionate collapse, the proposals seek to underpin the front elevation and the front returns to the party wall to a depth of 2.5m. The method of under-pinning is mass concrete which is less invasive than other methods of addressing soil desiccation and has a long lifecycle in preventing further movement of the property. The proposed underpinning is to be sequenced and stepped away from the affected areas of the property to minimise any differential movement in the property and thus minimising any potential additional cracking.

The key considerations in this case is to understand the impact of the proposals on the heritage status of the Listed Building and to assess the impact that the proposed underpinning works will have on neighbouring trees in the vicinity of the site. This has been fully assessed through the supporting documentation which should be read in conjunction with this statement. Each of these matters are considered in turn below.

Heritage

The proposed works will stabilise and preserve the building's primary construction and associated historic fabric in situ and ultimately the scheme of repair would result in an enhancement of the building's significance by virtue of ensuring that further deterioration is halted and future structural demise is averted. The works will result in no harm to the significance of No.125 Albert Street and the heritage benefits of the scheme ensure an overall enhancement of the listed building. The proposed works are therefore in full compliance with policy D2 of the Local Plan and paragraphs 201-202 of the NPPF are not engaged given that the development will result in no harm.

Trees

In order to ensure that the works will have no adverse impact on neighbouring trees in the vicinity of the site a Arboricultural Impact Assessment and Method Statement has been prepared by Moore Partners Ltd. This method statement outlines suitable measures that will be engaged on site to ensure that the works will have no impact and will not adverse the long-term vitality of neighbouring trees. Accordingly, the works are in full compliance with policy A3 of the Local Plan.

Conclusions

This planning covering letter has been prepared in support of a listed building consent application to allow for structural underpinning to the listed building at 125 Albert Street, London, NW1 7NB. The proposed method of underpinning is for mass concrete underpinning of the front elevation and adjoining party walls.

The proposed works are required to ensure that the listed is preserved in the long-term and to ensure that further deterioration of the asset is halted and future structural demise averted. The proposals will result in no harm to the heritage significance of the building, nor will the development result in any adverse harm to neighbouring and surrounding trees in the vicinity of the site.

The proposed works are therefore in full accordance with relevant planning policy and should therefore be considered acceptable.

I trust this letter provides you with an overview of the proposed works, and alongside the supporting submission documents are sufficient to validate the application.

Should you require any further information, please do not hesitate to contact me using the details at the head of this letter.

Yours sincerely,

A handwritten signature in dark ink, appearing to read "Joe Oakden", written in a cursive style.

Joe Oakden MPLAN MRTPI
Savills (UK) Ltd