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**96 HEATH STREET**

**LONDON**

**NW3 1DP**

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**STATEMENT IN SUPPORT OF LISTED BUILDING APPLICATION FOR  
MINOR WORKS AND REPAIRS TO THE FRONT OF PROPERTY**

*Rev. B\_05.10.23*

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**1. Introduction**

1.1 I have been instructed by the owner of the property to provide a statement in support of a listed building application for works being carried out to the front of the property. The works proposed, in summary, constitute the following:

Existing Render

- Removal of loose paint;
- Prime and stain stopping areas affected;
- Face-fill treated areas with lime based or similar compatible decorative filler;
- Lightly sand and prepare surfaces for paint application;
- Apply two coats Farrow and Ball external paint.

### Timber windows & French Doors including timber detailing, architrave

- Sand woodwork to remove loose and frayed paint;
- Application of wood hardener in areas of wet rot found;
- Filling of open sliding sash joints to be done with repair resin treatment;
- Woodwork spot primed with two layers of undercoat and finished in a Dulux exterior paint or similar.

### Metal balustrades to first floor French windows

- Unscrew railings from timber window surround and carefully take down;
- Metal frame cleaned of existing paint and prepared for specialist welding to re-attach cast balustrading to frame;
- Rust treat metalwork subframe and handrail with pre paint treatment and red oxide paint;
- Redecorate with primer, undercoat and final Farrow and Ball exterior metal paint;
- Reinstall finished detailed metalwork back to original location.

### Garden walls and railings

- The existing render on the garden wall between 96 and 98 will be removed and replaced with lime based or similar compatible rendering, once party wall agreement is made.
- Render on garden wall between 96 and 96 will be removed and re-rendered as before as well as painted with Farrow and Ball Masonry paint to look as before, after party wall agreement made.
- The handrail to the basement area had to be removed from the wall and this is in a condition which requires just cleaning and repainting with two layers of undercoat and final Farrow and Ball paint before attaching to the wall in exactly the same location.
- The railings in the front garden were rusty in areas where more recent welding had been done and had possibly up to a dozen layers of paint on them. They have been taken to a workshop and all the excess paint has been removed. The metalwork will have rust treatment, pre-painted with a red oxide paint and then redecorated with a primer, undercoat and Farrow and Ball finish to look exactly as before, except with the detailing being visible.
- It is proposed to replace the metal panel that is attached to the rear of the railings to the front which is rusted with a new one. Again a like for like replacement is proposed.

1.2 It is understood that the London Borough of Camden, as local planning authority, consider that Listed Building Consent is required for the works being undertaken. Following careful assessment of photographs and further information, it is considered that the works being

under undertaken comprise minor works and repairs to the front of the property that do not alter the character and appearance of the property, nor affect the heritage significance of the listed building. The works proposed, therefore, it is considered do not require listed building consent.

1.3 However following further discussions with a Council officer, the owner has decided, without prejudice or admission, to apply for listed building consent for the works identified in para.1.1 above.

1.3 Submitted with the application is a location plan and this statement of works.

1.3 96 Heath Street is Grade II listed building. It is shown listed on the Historic England website along with 96a in the following terms:

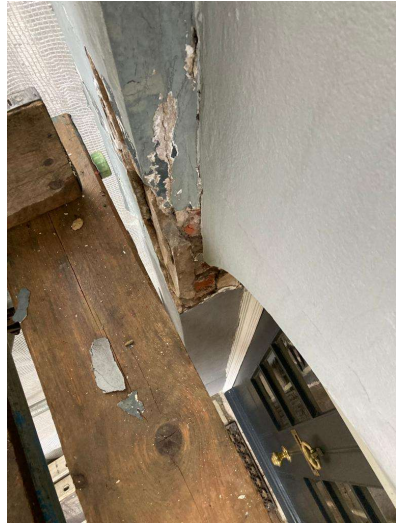
*Terraced house. Late C18/early C19. Painted stucco. Slated mansard roof with dormers. 3 storeys, attic and basement. 2 windows. Pilasters at angles rise full height of house to support cornice and parapet with balustraded panels in front of dormers. Round-arched doorway with fanlight and part-glazed door; to right, a C20 bow window. 1st floor, casements with margin glazing and blind boxes; 2nd floor, recessed sashes.*

1.6 It is considered the works proposed to be undertaken will ensure the character and significance of the listed building is maintained with the works being like for like repairs and replacement. The details of what is being undertaken is set out below in writing with photographs showing the existing situation.

## **2. Existing Situation and Proposed Works**

### Existing Render

2.1 The existing Rendering is in sound condition and has not delaminated from the sub straight. However, due to use of internal polyfillers and distemper like paint ,water has blistered the finish and over time has ingressed between the rendering and painted surfaces (see photos below):





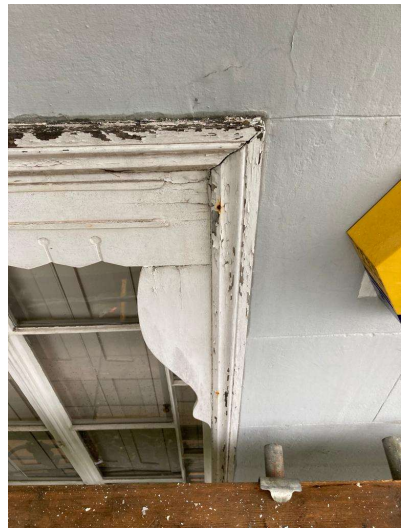
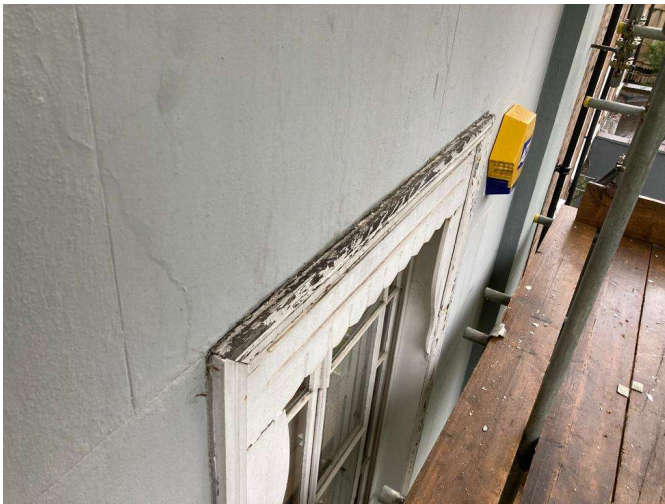
2.2 It is proposed to undertake the following works:

- Removal of loose paint;
- Prime and stain stopping areas affected;
- Face-fill treated areas with lime based or similar compatible decorative filler;
- Lightly sand and prepare surfaces for paint application;
- Apply two coats Farrow and Ball external paint.

2.3 It is considered that listed building consent should be granted for such works.

Timber windows & French Doors including timber detailing, architrave

2.4 Following inspection, it is clear they have not been decorated for many years and existing paint has deteriorated allowing for water ingress (see photos below).



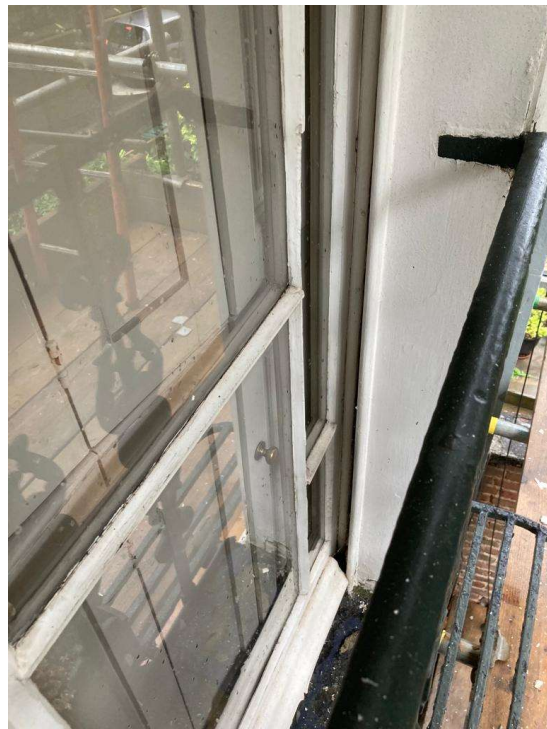
2.5 The timber has only small areas of wet rot and no timber replacement is required. Proposed repair works are:

- Sand woodwork to remove loose and frayed paint;
- Application of wood hardener in areas of wet rot found;
- Filling of open sliding sash joints to be done with repair resin treatment;
- Woodwork spot primed with two layers of undercoat and finished in a Dulux exterior paint or similar.

2.6 It is considered that listed building consent should be granted for the works proposed.

#### Metal balustrades to first floor French windows

2.6 The balustrades have been found to be completely rusted throughout the base area and are now only fixed by the location pins on the handrail (see photos below):



2.7 Their loose fixing makes them very dangerous as well because they are coming away from the wall and if not rectified, may well fall on some unsuspecting person. The following repairs are proposed:

- Unscrew railings from timber window surround and carefully take down;

- Metal frame cleaned of existing paint and prepared for specialist welding to re-attach cast balustrading to frame;
- Rust treat metalwork subframe and handrail with pre paint treatment and red oxide paint;
- Redecorate with primer, undercoat and final Farrow and Ball exterior metal paint;
- Reinstall finished detailed metalwork back to original location as in photographs.

2.8 It is considered that listed building consent should be granted for the works proposed.

#### Garden walls and railings

2.9 The existing render on the garden wall between 96 and 98 will be removed after being found to be completely live and not bonding to existing brickwork- The most likely cause of deterioration has been due to the roots of the magnolia tree at 98 being allowed to grow and its roots having grown through the wall and undermining the paving to the front courtyard (see photo below):



2.7 This is exacerbated by the raised ground level against the wall at 98. The tree has pushed the wall over so the copings are out of line and showing a bow in the wall. Rectification required after party wall agreement in place. It is proposed to put back exactly as it was, with lime based or similar compatible rendering.

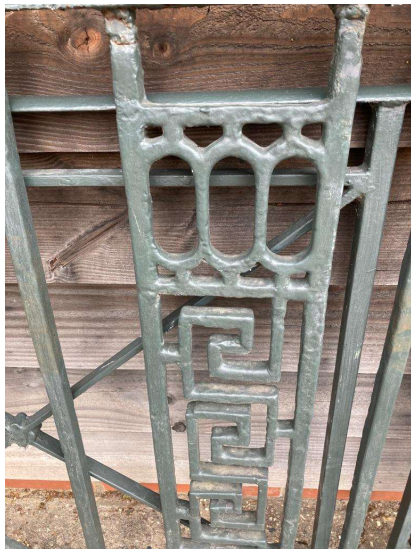


2.8 The garden wall between 96 and 94 had existing sand cement overlaid with resin based product and painted. This has deteriorated and water was trapped between this and the lime brick wall, so it had no adhesion and had fallen away in areas. As this is an access by staircase to the basement, it was a health risk, so had to be removed in order to allow the wall to dry out. The plan is to re-render with lime bases or similar compatible material, then paint with farrow and Ball masonry paint, so it looks exactly as it did- again after a party wall agreement is made.

2.9 The handrail to the basement area had to be removed from the wall and this is in a condition which requires just cleaning and repainting with two layers of undercoat and final Farrow and Ball paint before attaching to the wall in exactly the same location (see photos below):



2.9 The railings in the front garden were found to have been bracketed and screwed once the Indian sandstone coping and adhesive were removed. They were rusty in areas where more recent welding had been done and had possibly up to a dozen layers of paint on them. They have been taken to a workshop and all the excess paint has been removed. The metalwork will have rust treatment, pre painted with a red oxide paint and then redecorated with a primer, undercoat and Farrow and Ball finish to look exactly as before , except with the detailing being visible (see photos below):



2.10 Finally, it is proposed to replace the metal panel that is attached to the rear of the railings to the front which is rusted with a new one. Again a like for like replacement is proposed.



2.11 It is considered that listed building consent should be granted for the works proposed.

### **3.0 Conclusion**

- 3.1 It is hoped that the Council will agree that the repairs are minor and will not have a harmful effect on the character of the listed building or the significance of the asset. They effectively constitute repairs and maintenance to the existing fabric. Consequently, it is hoped that listed building consent will be granted.

Jeremy Peter MRTPI

3 August 2023