

Application ref: 2023/4150/L
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Development Management
Regeneration and Planning
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planning@camden.gov.uk

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Firstplan
c/o Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
11 Pond Street
London
Camden
NW3 2PN

Proposal:

Internal installation of a waterproof membrane system at lower ground floor level and pavement vaults, with associated works to address water egress and ventilation.

Drawing Nos: Design and Access Statement; Planning and Heritage Statement; Location Plan_1039 AP9 01; Block Plan_1039 AP9 02; Existing Drawings_1039 AP9 03-07; Existing Plan_1039-AP9-03A; Proposed Front Elevation_1039-AP9-11; Proposed Plan_1039-AP9-08A; Proposed Section A-A_1039 AP9 10; Technical Remedial Basement Plan; Technical Remedial Basement Section Detail

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:

Design and Access Statement; Planning and Heritage Statement; Location Plan_1039 AP9 01; Block Plan_1039 AP9 02; Existing Drawings_1039 AP9 03-07; Existing Plan_1039-AP9-03A; Proposed Front Elevation_1039-AP9-11; Proposed Plan_1039-AP9-08A; Proposed Section A-A_1039 AP9 10; Technical Remedial Basement Plan; Technical Remedial Basement Section Detail

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 The application building at 11 Pond Street is one in a terrace of five properties that are listed as Grade II on the National Heritage List for England (No. 1139070) and it is also located in the Hampstead Conservation Area. The Listed terrace are three stories with basements and ground floor shops that were constructed in the late 1860s and step down the slope of Pond Street towards the east. The subject property has been fully converted to residential use. The terrace has group value as part of a planned scheme with The Roebuck Public House.

The application works concern the internal installation of a waterproof membrane system at lower ground floor level with associated ventilation, and repairs and remedial works to prevent further water ingress. Works are limited to the interiors of the building and with no externally visible alterations.

The proposed waterproofing system will link up and share the drainage route associated with the existing floor cavity membrane system that was introduced in 2016. Installation of the new waterproofing and insulation will only be located in the front room and vault at secondary basement level which has been subject to previous modifications. The proposed drained cavity membrane waterproofing system would be substantially revisable, minimise damage to historic masonry, and the general proportions and planform of the lower ground floor would be retained.

Two air bricks will be installed to front elevation below pavement level to match the existing ones with internal linking vents for added ventilation, and will not involve the loss of significant historic fabric. There will be associated repairs to the cracking concrete around the pavement light bricks to address the points of water egress.

The proposed works are therefore considered not to pose harm to the architectural or historic significance of this Grade II listed building and can be supported from a heritage perspective.

- 2 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 2016 and the National Planning Policy Framework.

- 3 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.
- 4 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.
- 5 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) 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer