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Development Management
 Camden Town Hall Extension
 Argyle Street
 London WC1H 8EQ

Application for Listed Building Consent for alterations, extension or demolition of a listed building Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

H

Surname

Nathanson

Company Name

Address

Address line 1

16 Church Row

Address line 2

Address line 3

Town/City

London

County

Camden

Country

United Kingdom

Postcode

NW3 6UP

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

We are proposing to demolish the relatively weak, severely damaged and irreparably defective parts of the brickwork pier between the Ground floor windows which, as far as it is possible to tell based on our intrusive investigations, largely comprises the original front elevation's late 18th century brickwork. We intend that the 19th century refronting brickwork will remain in situ whilst suitably propped for safety and protection before it is structurally tied into the rebuilt brickwork pier progressively using stainless steel wall ties during the course of the construction works. This will result in the formation of a single consolidated pier with sufficient strength to safely withstand the loads applied by the wall and floors above, will maximise the retention of undamaged historic fabric and will minimise the aesthetic impact on the most visible street facing elements of the front elevation. The works will require the installation of temporary props to support the brickwork wall and floors above the Ground floor pier.

We are proposing the installation of Helifix ResiTie at 900mm horizontal centres and 900mm and 450mm vertical centres in a limited number of locations through the external face of the front elevation brickwork wall between Basement level and Second floor level (or alternatively through the internal face if penetration through the external face is deemed unacceptable by the Conservation Officer). This will reconnect the refronting brickwork with the original brickwork in areas where significant separation has occurred in order to reduce further movement and minimise the risk of future defects.

We further propose enhancing interconnectivity between the front elevation brickwork and the suspended floors at Ground floor, First floor, Second floor and Third floor in order to improve the lateral restraint of the wall and enhance its resistance to buckling. This can be most easily achieved by the installation of Helifix BowTie HD through the external face of the brickwork wall at 1000mm horizontal centres at each relevant floor into the body of the floor joists spanning parallel to it. Although the wall-to-floor structure restraint ties could possibly be installed without lifting floor finishes this would increase the risk of accidentally striking live services, therefore it would be prudent to locally lift relevant finishes by way of mitigation. In this case it may instead be preferable to locally remove selected areas of ceiling finishes to keep disruption and damage to a minimum.

Our proposals are appropriate to the property's construction, its previous performance and its current condition, take due account of the property's historic significance and are in accordance with established conservation principles.

Has the development or work already been started without consent?

Yes

No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- Yes
 No

b) Demolition of a building within the curtilage of the listed building

- Yes
 No

c) Demolition of a part of the listed building

- Yes
 No

If the answer to c) is Yes

What is the total volume of the listed building?

4000.00	Cubic metres
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What is the volume of the part to be demolished?

1.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1720

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

The part of the building in question is the front elevation of 16 Church Row in Hampstead, an early 18th century six storey Grade II listed end of terrace townhouse in use as a single occupancy residence. The front elevation is arranged traditionally in a geometrically regular pattern of window openings with arched brickwork lintels supported on brickwork piers and walls. The entire front elevation was refaced in the late 19th century. We are proposing to demolish the relatively weak, severely damaged and irreparably defective parts of the brickwork pier between the Ground floor windows which, as far as it is possible to tell based on our intrusive investigations, largely comprises the original front elevation's late 18th century brickwork. We intend that the 19th century refronting brickwork will remain in situ whilst suitably propped for safety and protection before it is structurally tied into the rebuilt brickwork pier.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

Detailed investigations carried out by a Conservation Accredited Engineer have established that the external face of the brickwork wall that forms the front elevation facing Church Row is significantly distorted and bowing outwards in some areas by as much as 120mm, and that movement is progressing. It has been determined that remedial structural interventions should be undertaken to repair the heavily loaded, cracked and distorted brickwork pier between the at Ground floor windows and to consolidate areas of separated and distorted late 19th century refronting brickwork and original early 18th century brickwork at the front elevation between Ground and Second floor level. The available evidence indicates the pier damage is rooted in overstress of the relatively weak, low quality historic brickwork from which it is built coupled with its limited lateral restraint enhanced by the use of snapped headers within the body of the wall, thereby increasing the risk of delamination, load concentration and buckling-related movement. Only local demolition and rebuilding in appropriately sized and sourced new stock bricks laid in a suitable lime mortar with sufficient strength will be acceptable from a structural perspective.

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- Yes
 No

If Yes, please describe and include the planning application reference number(s), if known

2016/7049/P Householder Application Granted 16/02/2017
Registered: 14/01/2017: Completed: 16/02/2017
Enlargement of garage door opening and installation of new up-and-over door

2014/6814/L Listed Planning Consent Granted 28/01/2015
Registered: 02/12/2014 Completed: 28/01/2015
Alterations in connection with the installation of rooflight at 4th flr level

2014/6504/P Householder Application Granted 28/01/2015
Registered: 02/12/2014 Completed 28/01/2015
Installation of rooflight at 4th flr level

2013/4260/P Householder Application
Refused and Warning of Enforcement Action to be Taken 15/08/2013
Registered: 12/07/2013 Completed: 15/08/2013
Retention of retractable awnings to rear elevation windows at grd, 1st, 2nd and 3rd flr levels of dwelling house (Class C3)

2013/4079/L Listed Building Consent
Refused and Warning of Enforcement Action to be Taken: 15/08/2013
Registered: 12/07/2013 Completed: 15/08/2013
Retention of retractable awnings to rear elevation windows at grd, 1st, 2nd and 3rd floor levels of dwelling house (Class C3)

2013/0699/P Householder Application Granted 18/07/2013
registered: 08/05/2013 Completed: 18/07/2013
Installation of 2x condenser units to rear of the garden area to residential house (Class C3)

2013/0660/L Listed Building Consent Granted 18/07/2013
registered: 08/05/2013 Completed: 18/07/2013
Installation of 2x condenser units to rear of the garden area with associated cabling and fan coil units internally on each floor level to residential house (Class C3)

2012/2874/P Full Planning Permission Granted 17/08/2012
registered: 03/07/2012 Completed: 17/08/2012
Erection of rear infill extension at lower ground flr level below overhanging terrace, installation of replacement doors and windows to rear conservatory at lower ground flr, installation of glazing bars to rear first flr windows and installation of cladding to rear elevation at lower ground and ground floor levels all in connection with existing dwellinghouse (Class C3)

2012/2874/P Listed Building Consent Granted 17/08/2012
registered: 03/07/2012 Completed: 17/08/2012
Erection of rear infill extension at lower ground floor level below overhanging terrace, installation of replacement doors and windows to rear conservatory at lower ground floor, installation of glazing bars to rear first floor windows and installation of cladding to rear elevation at lower ground and ground floor levels all in connection with existing dwellinghouse (Class C3)

2012/1948/L Listed Building Consent Granted 17/05/2012
Registered: 02/05/2012 Completed: 17/05/2012
Installation of a dumb waiter between the basement and ground floor kitchens and relocation of a door opening at basement level

2011/4958/L Listed Building Consent Granted 15/12/2011
Registered: 24/10/2011 Completed 15/12/2011
Internal and external alterations including new WC, new floor boards, replacement of existing kitchen cabinets with panelling works, fitting of new stove in chimney alcove to dwelling house (Class C3)

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
 No

b) works to the exterior of the building?

- Yes
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please refer to the Structural Assessment Report produced by a Conservation Accredited Engineer at Conisbee Structural & Civil Engineers. This report includes relevant plans, drawings and photographs and details the inspection, assessment, diagnosis and recommended remedial works in accordance with established conservation principles and in a manner appropriate to the significance of the property and the issues at hand.

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Other

Other (please specify):

Front elevation brickwork wall

Existing materials and finishes:

The existing materials are of traditional construction typical of the period, namely London stock bricks laid in lime mortar. The late 19th century refronting brickwork comprises regularly sized good quality facing bricks laid in tuck pointed lime mortar in header bond. The original early 18th century brickwork comprises irregularly sized lower quality place bricks laid in lime mortar in a variation of English bond.

Proposed materials and finishes:

The rebuilt portion of the brickwork pier between the Ground floor windows will comprise appropriately sized and sourced stock bricks with a minimum compressive strength of 10N/mm² laid in a suitable lime mortar with sufficient strength to withstand the proposed loads (i.e. 1 part NHL 5 to 3 parts sharp sand). The new brickwork will be tied the abutting existing 19th century refronting brickwork using stainless steel wall ties during the course of the construction works resulting in the formation of a single consolidated pier with sufficient strength to safely withstand the loads applied by the wall and floors above. The proposed Helifix ResiTie are stainless steel and will be installed in a limited number of locations through the external face of the front elevation brickwork wall between Basement level and Second floor level to reconnect the refronting brickwork with the original brickwork in areas where significant separation has occurred in order to reduce further movement and minimise the risk of future defects. The proposed Helifix BowTie are stainless steel and will be installed through the external face of the brickwork wall at each relevant floor into the body of the floor joists to improve the lateral restraint of the wall, enhance its resistance to buckling and minimise the risk of future defects.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

240102 DAS 16 Church Row.pdf
Structural assessment report.16 Church Row.pdf
2023-026-05A.pdf
2023-026-06A.pdf
2023-026-07A.pdf
SSK010 P2.pdf
SSK011 P1.pdf
SSK100 P1.pdf

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes

No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

Yes

No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Richard

Surname

Lansley

Declaration Date

02/01/2024

Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Richard Lansley

Date

02/01/2024