

Application ref: 2024/2389/L
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Date: 13 September 2024

Development Management
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Paul Archer Design
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted and Warning of Enforcement Action

Address:
15 Downshire Hill
London
NW3 1NR

Proposal:
Replacement of roof slates and associated repair works to the main roof and replacement of rainwater goods.
Drawing Nos: Prefix 957.000; 001; 101; 102; 103; 104A; 105A; 106A; 107A; 108A; 109A; 110A; 111; 112; 113; 114A; 115A; 116A; 117A; 118A; 119A; 120A; 121A, 123 and lime render specification (dated Sept 2024)

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:

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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) A sample of the proposed Welsh slate;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 works consist of replacing the roof slates, the soffit boards and broken guttering and rainwater goods around the Grade II listed property. The rest of the works proposed seek to patch repair render which has cracked largely on the front elevation and chimney and adding ties into cracks which have opened up on the rear elevation.

Works had been carried out to the roof and some render repairs had taken place to address water ingress causing damage to the roof. Unfortunately, these works were undertaken without listed building consent, and the current submission seeks to correct the works which had taken place which the Council had issue with.

At roof level, eternit synthetic slates had been fitted where broken and leaking original Welsh slates had been removed, and these are proposed to be replaced with new Welsh slates. A details condition will be added to ensure a suitable sample can be provided before works commence to re-slate the roof.

The existing square metal guttering and circular rainwater hopper (at the rear) have been completely removed from the property. These have been replaced with plastic rainwater goods, and are now proposed to be removed and replaced with appropriate metal rainwater goods. The details of these have been provided and considered to be acceptable alternatives.

The render repairs had been undertaken with cement based render with steel corner beads also added to the building. These will all be removed and re-rendered with an appropriate mortar mix matching the original render used at the property. The render mix has been provided and is approved as part of this decision.

In order to ensure that the unauthorised synthetic roof slates, render and plastic rainwater goods are removed, an informative is attached requiring them to be removed and the approved details to be installed within 3 months of the date of this decision.

The Council's Conservation Officer has reviewed the revised proposal, and has raised no objections. The application site's planning history has been taken into account when coming to this decision.

One objection has been received prior to making this decision, which relates to the poor quality materials and workmanship as well as loss of important historic fabric and the loss of delicate detailing which has impacted the building. The proposal being assessed now rectifies the concerns raised within the objection in relation to the workmanship and quality of materials used to repair the building. It is unfortunate that historic material may have been removed from the property as part of these repairs, but without a full assessment of the historic character and materials being made prior to the works being undertaken, it is not clear if this was actually the case.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and to the desirability of preserving and enhancing the character and appearance of the conservation area, under s. 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 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.
- 3 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.
- 4 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.

5 ENFORCEMENT ACTION TO BE TAKEN

Please note that unauthorised external works have already been carried out at the property. Unless the approved works are carried out within 3 months of the date of this permission, the Council may take enforcement action to ensure the reinstatement works and works of making good are carried out. An enforcement case will be opened to follow up on this consent and to ensure this is complied with.

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 2023.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer