

Application ref: 2025/1739/P
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Date: 15 May 2025

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Butler Hegarty Architects
Unit 3.2 Islington Studios
159-163 Marlborough Road
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N19 4NF

Dear Sir/Madam,

DECISION

Town and Country Planning Act 1990 (as amended)
Approval of Details Granted

Address:
12 New End
London
NW3 1JA

Proposal: Details required by conditions 5 (render removal) and 6 (vault lining) of planning permission 2023/0679/P dated 08/08/2023 (Works to rear elevation of main building and erection of timber outbuilding in rear garden for ancillary residential purposes, and associated landscaping work).

Drawing Nos: Condition 5 - Discharge Statement (prepared by Butler Hegarty Architects); 0422322-0.004; 0422322-1.003; 0422322-1.004; 0422322/Sk98

Condition 6 - Discharge Statement (prepared by Butler Hegarty Architects); 0422322-0.006; 0422322-1.002; 0422322-2.010; 0422322-2.011; 0422322-2.012; 0422322-2.013; 0422322-2.014; 0422322-2.015; Vault Waterproofing Case Sheet (prepared by Newton Waterproofing); Cavity Drain Waterproofing System - Installation Manual (prepared by Newton Waterproofing).

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval:

Condition 5 of planning permission 2023/0679/P required a method statement to describe how the render to the rear elevation will be removed without harming the underlying brickwork. Condition 6 required an explanation of the method of lining the vaults to show a reversible dry lining method (not a tanking

system).

To satisfy the requirements of condition 5, the applicant has provided drawings and a condition discharge statement. These show that the rear render would be removed using hand tools only, utilising tap tests to identify areas of hollow render for easier removal, with remaining areas to be removed through the use of a mason chisel/comb. The brickwork behind will be retained undisturbed where possible, and cleaned with hydrochloric acid and washed thoroughly to remove cement. Any replacement bricks will be matching in size, colour, and texture, and replaced to match the original bond pattern.

To satisfy the requirements of condition 6, the applicant has provided drawings, a condition discharge statement, and product information relating to vault waterproofing and cavity drain waterproofing systems. These outline how the vaults will be lined with a Newtonite dry lining cavity drainage system. This would cover the wall soffit and floors of the vaults and would include a sump located in the centre of the vault so that accumulated water behind the membrane can be drained.

The details provided for both conditions have been reviewed by the Council's Conservation Officer, who has confirmed that they are satisfied with the level of detail. The information relating to condition 5 shows that a conservative scheme of render removal, retention of brickwork, sensitive repair, and re-rendering with lime will be carried out, the details of which are acceptable. The information relating to condition 6 shows a dry lining system rather than an irreversible tanking system, which would be appropriate and is considered to be acceptable.

As such, the full requirements of conditions 5 and 6 have been met, and both conditions can be fully discharged accordingly.

The full impact of the proposed development has already been assessed as part of application 2023/0679/P dated 08/08/2023.

On this basis, the submitted details are sufficient to ensure that there would not be an adverse effect on the building and to maintain the character and appearance of the building and the area, in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 The applicant is advised that all conditions relating to planning permission 2023/0679/P dated 08/08/2023 which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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