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Nick Baxter
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London Borough of Camden
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22 May 2025

Dear Nick,

11 CANNON LANE, HAMPSTEAD, LONDON, NW3 1EL – APPLICATION TO DISCHARGE CONDITION 4 OF LISTED BUILDING CONSENT REF: 2025/1074/L

On behalf of the applicant, Serena Mignatti, we write in respect of an application to discharge Condition 4 of Listed Building Consent ref: 2025/1074/L for *“Repairs to grade II listed boundary wall, reinstatement of attached existing timber outbuilding roof and removal of privacy foiling from gaol windows”*, at 11 Cannon Lane, Hampstead, London NW3 1EL (‘the Site’).

Condition 4 of the Listed Building Consent states the following:

“A 1sqm sample panel in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) repaired brickwork showing appropriately sensitive treatment and repair of existing bricks, replacement mortar, stitch repairs, and blending in of 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”.

In order to provide the information required to discharge this condition, we confirm the following.

The sample work will include the following:

- Replacement of selected bricks to match the existing
- Removal and replacement of mortar joints
- Simulated stitching installation (despite the absence of cracks)

For the sample work, no mechanical tools will be used and all works will be carried with hand tools.

The following methods for the sample work are proposed:

1. Pointing: Cut out the existing cementation and defective pointing, to a depth where applicable to 25mm. Clean the joints to remove all loose debris, then dampen the joint and repoint with traditional 3.5. lime mortar with a washed sand aggregate of 3 - to - 1. mix.

2. Stitching Brickwork: Cut out the defective area of brickwork, clean to remove all loose debris, dampen the area and replace like-for like, replace with imperial brick to match as near as possible, then repoint all as in item (1).

To assist, we submit a plan showing the proposed location on the wall for the 1m sq. sample work.

We would be grateful if you can confirm agreement with the proposed sample work and then arrange a suitable time for you to visit the site to view the sample work.

The application is submitted through the Planning Portal with the following reference number: PP-14040090

We trust that we have provided you with all the information required to discharge the condition and look forward receiving confirmation of validation. Please do not hesitate in contacting me should, you require any further information to assist.

Yours sincerely

Christopher Collett

Associate Partner

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