

Mr. David Bulmer
Charlton Brown Architects
The Belvedere
2 Back Lane
Hampstead
London
NW3 1HL

Application Ref: **2014/6586/L**
Please ask for: **Michelle O'Doherty**
Telephone: 020 7974 **2537**

11 February 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
1A Perrins Lane & 76 Hampstead High Street
London
NW3

Proposal:
Internal alterations to reinforce the floor structure at first floor level in order to prevent further structural failure.

Drawing Nos: Site Location Plan, Design and Access Statement, Heritage Statement, Rose Engineers' Report, Dwg No. 1259 AP 100, 1259 AP 101, 1259 AP 102, 1259 AP 103, 1259 AP 110, 1259 AP 111, 1259 AP 112, 1259 AP 113

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 All new work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 The proposed works are to repair structural movement in the building as evidenced by the physical distortion of the central beam, bowing significantly and causing distortion of the floor and splintering of the beam itself. The insertion of sections of steel beams placed alongside the extant beam and clamping on to it will ensure additional structural stability, supporting the floor joists and the load bearing partition wall. While a timber repair solution was considered, it was not deemed sufficient to address the amount of distortion and structural instability of the historic fabric. The steel beams are considered to be an honest repair, also allowing for the retention of the historic timber beam in situ. The work will result in some disturbance to the ceiling below but that can be repaired in a like for like manner. Therefore, a balanced approach has been taken to ensure retention of as much historic fabric as possible, allowing for an intervention that will allow for the longevity of the building without greater invasive measures. The proposal is considered therefore to preserve the building's special architectural and historic interest.

No representations were received as a result of public consultation. The site's planning history and relevant appeal decisions were taken into account when coming to 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.66 of the 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of

the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment