

TM/PKL/PD10057
email: tim.miles@montagu-evans.co.uk

23rd October 2015

Nick Baxter
Senior Heritage and Conservation Officer
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear Nick,

**PLANNING PERMISSION AND LISTED BUILDINGS CONSENT, WORKS OF REMEDIATION TO 11 POND STREET, NW3 2PN.
PLANNING PORTAL REFERENCE PP-04582881**

Montagu Evans has been instructed by the owner of the above property, Mr Cornwell, to submit an application for planning permission and listed building consent to the London Borough of Camden for alterations to 11 Pond Street, NW3 2PN.

Background

On 3rd March 2015, planning permission was granted under permission reference 2014/6956/P at 11 Pond Street for:

“Change of use of basement and ground floor from retail (A1) to residential (C3) and the conversion of the building into a single dwelling house, replacement single storey rear extension and alterations to the shop front”

Listed building consent was granted on the same date under permission reference 2014/6958/L for:

“Alterations in connection with the change of use from retail (A1) and conversion of the building into a single dwelling house (C3); including a replacement single storey rear extension, internal alterations and alterations to the shopfront”.

The approved planning permission and listed building consent drawings are enclosed at **Appendix 1** to this letter.

During the course of the implementation of the planning permission and listed building consent, various unauthorised works were undertaken to the property. These works comprised in general terms:

- The removal of plasterwork;

- The dismantling of the second storey floor structure and internal walls, and removal of modern stair to third floor level;
- The removal of first floor internal walls; and
- The removal of various doors, door linings, picture rails and architraves.

A number of items such as doors and architraves that were removed have been stored in the building. The second storey floor structure (joists) have also been stored within the building. A sample of the first floor front principal room decorative corncicing was also stored within the building.

You will be familiar with the circumstances of this case. Our client has never occupied the property and was not aware of the extent of the changes carried out in his absence after being advised that the interior structure of the building had become unstable. Concerned at the extent of rebuilding which our client saw on his return, he decided that the best course of action was to contact the Council. Subsequently he instructed us to work constructively with the Borough to resolve this matter.

Accordingly, architects and a specialist structural engineer, Sinclair Johnston, were appointed to work alongside us, and we, at the same time, have undertaken historical research to understand the significance of the property. As you know our practice combines both chartered town planners and conservation expertise. Dr Chris Miele, a senior partner in the firm, has been in charge of discharging this instruction and he is both a chartered planner and an IHBC member.

In formulating these proposals, the team have been informed by the structural analysis undertaken by Mr Johnston and his practice.

Application Proposals

This application seeks the reinstatement of the building to the condition that it was in prior to the implementation of permission 2014/6958/L and 2014/6956/P, along with other works that were approved as part of those applications, namely miscellaneous internal alterations, the demolition and replacement of the rear extension and change of use of the building from A1 to C3 use.

The description of development stated on the application form is as follows:

“The reinstatement of plaster work and decorative features at ground floor, the reinstatement of internal walls, plaster work and decorative features at first floor, the reinstatement of the second storey floor structure using recovered joists with the retention of steel cross beams, the reinstatement of the second floor internal walls and plaster work, the reinstatement of stairs from second to third storey, repair of plasterwork at second floor level, with a change of use from retail (A1) and conversion of the building into a single dwelling house (C3) including a replacement single storey rear extension and alternations to the shopfront.”

The package of works proposed has been prepared, as noted, under the advice of Sinclair Johnston, a structural engineer who specialises in historic buildings. His report forms part of this submission.

The application also seeks listed building consent for the retention of works undertaken in July 2015 which were deemed necessary for the urgent preservation of the building (and agreed with you by email on 8th July 2015), namely the following works:

- The bolting of the existing steel channels to the front and the rear walls;
- The installation of 80x80x10 mild steel angles bolted to the existing steel beams spanning the second storey at floor level.

Aside from the reinstatement works, the proposals incorporate works that were consented as part of permission references 2014/6958/L and 2014/6956/P, these works already being deemed acceptable by the planning authority.

During the course of investigation of the property in formulating these proposals, a specialist surveyor has identified evidence of dry rot affecting the brickwork/studwork to the rear elevation at first floor level. This appears to have been caused by defective pipework which will be rectified. This will be treated by surface sterilisation of the masonry together with injection treatment to the area in question. The viability of the re-use of existing timbers (lintel and bresummer) will be assessed on site at the time of the treatment.

Application Contents

The application package comprises:

- This cover letter;
- Drawing numbers 1039-AP301-AP308 (the building as at September 2014);
- Drawing numbers 1039-AP401-AP208 (the building as altered, drawn in August 2015);
- Drawing numbers 1039-AP501-AP509 (proposals);
- Drawing numbers 8489/009-012, 030, 031 (structural engineering drawings prepared by Sinclair Johnston Structural Engineers);
- Statement of Significance prepared by Montagu Evans;
- Employment Statement;
- CIL Questions form;
- Lifetime Homes Statement
- **Appendix 2** of this letter includes a statement of remediation works prepared by Sinclair Johnston.

No fee is payable for this application as the development applied for is substantially similar to that granted planning permission within the last year.

For the avoidance of doubt, this letter comprises a Design and Access Statement and the Design and Access Statement submitted with application references 2014/6956/P and 2014/6958/L has also been included.

Where decorative features have been removed from the building, photographic and drawing evidence from the pre-existing condition will be used to provide an accurate replacement on a like for like basis. Where historic doors and architraves have been removed and stored on the premises, these will be reinstated as indicated on the proposed drawings:

- Ground floor door between hallway and kitchen;
- Ground floor door between hallway to guest WC;
- Ground floor door hallway to playroom;
- Ground Floor door frame between kitchen to living/dining room;
- First floor door to bathroom

Other modern doors that were removed from site will be replaced with a period door of appropriate character, such as the door between the entrance way to hallway. Where modern cornicing previously existed (such as the second floor bedroom), this is to be replaced with an appropriately designed traditional plaster cornice. A modern timber coated ceiling at second floor will be re-instated in lath and plaster. The entrance hall contained a false ceiling, and the reinstatement works will reinstate the original proportions of the hallway.

In accordance with permission reference 2014/6958/L, a fireplace will be reinstated in accordance with the appropriate period details in the ground floor front principal room.

Skirting will be replaced with the appropriate 200mm skirting, based on the previously existing design.

In the case of the first floor front principal room, a 1 metre segment of the decorative cornice has been retained and the decorative cornicing will be reinstated on the basis of a like for like replacement.

Policy Context

In the paragraphs that follow we summarise the policy context as set out in the National Planning Policy Framework (NPPF).

Paragraph 128 of the NPPF states that an applicant should describe the significance of any heritage asset affected by proposals, including any contribution made by their setting.

It goes on to state that the level of detail of that assessment should be proportionate to the asset's importance. The documents comprising this submission provide that assessment. At a high level, it should be noted that our research indicates the listed terrace of which no. 11 is part appears to have been constructed significantly after the date attributed to it in the list description. We surmise this is because the listing – which was based on an external inspection only – deduced the date from the detailing and appearance of the building. In fairness this does appear earlier than the likely date of construction. We were, it must be said, surprised by the findings of the historical research.

Paragraph 132 of the NPPF states when considering the impacts of the proposed development on the significance of a designated heritage asset (including that of its setting), great weight should be given to the conservation of the asset's significance.

Paragraph 132 also goes on to state that the more important the asset, the greater the weight should be.

Assessment of Application

This application is accompanied by a Statement of Significance prepared by Montagu Evans. The Statement of Significance concludes that the building was listed for its group value based on its external appearance, with no inspection of its interiors. The primary significance of the building lies in the design of that group, which was planned with the Grade II listed Roebuck Hotel.

The building itself dates from the late 19th Century (as noted potentially as late as the 1890s – the building appears to have been misdated in the list entry, based on our examination of map evidence), and as such the interiors, while following a standard plan form were typical for a building of this kind and date. That form lacked any particular interest.

We note that in relative terms the fabric of a building of the late 19th Century (potentially as late as the 1890s) is less sensitive than that within 18th Century houses simply because of the greater number of those later buildings which survive. Of course, there are an even greater number of surviving examples of buildings from later in the 19th Century, fewer of which are considered of list able quality. This is reflected in Historic England advice on listing which draws a line on selectivity at 1840. Accordingly, we conclude that the intrinsic interest of the fabric (such as plasterwork) was limited, and in any event that fabric is now, regrettably, gone. Even assuming a mid Victorian date, such as that set out in the list entry, similar comment would apply. No. 11 is listed as part of an attractive planned group whose internal arrangements were typical in all respects.

Overall, the application proposals reinstate the plan form of the building to that that was present prior to the works. Where historic decorative features have been retained and placed into storage, these will be replaced. Sufficient information is known about the building's prior state to enable the reinstatement of other decorative features such as cornicing on a like for like basis and the applicants are committed to this course of action. The most significant decorative feature in the house was the cornicing in the front principal room at first floor – a section of this detail so that it can be reinstated on a like for like basis.

Internal stud partitions and ceilings are to be replaced in their pre-existing positions with lath and plaster. The party walls and external walls will be subject to a simple plaster skim. The second storey floor structure will be reinstated using the retained joists, inserting new joists only where strictly necessary. Full details of the method of reinstatement has been provided under the instruction of a specialist heritage engineer. The second-floor ceiling, lined in timber (it would appear – clearly not an original finish), will be replaced with a traditional lath and plaster ceiling. The false ceiling in the ground floor entrance hallway will not be replaced, instead a traditional ceiling will be returned to the building.

On this basis the reinstatement of the property is achieved using traditional materials and techniques. Where possible stored features will be returned to the building and opportunities have been taken to enhance the building over the pre-existing position where possible. These benefits by way of mitigation include:

- The reinstatement of a traditional chimney piece in the ground floor front room;
- The removal of unsympathetic ceilings at the ground floor hallway and timber coated ceiling at second floor level;
- The removal of modern doors and replacement with appropriate traditional design;
- The introduction of traditionally designed cornicing at second floor where previously there was modern plasterwork.

Clearly where modern later works to the building have been altered (such as the stair leading to the third floor) this is not harmful to the building.

Overall the works do not affect the primary significance of the building as manifested in its group and aesthetic value. Most importantly, the works do not have any implication for the reasons that the building was listed, and the same decision would most likely be reached today regarding the listing of the building with the reinstatement works now proposed. In any event, the proposals are appropriate to the listed status of the property (in our opinion).

All other works of alteration to the building (such as the replacement rear extension) are those that have been previously considered acceptable in principal by the council in the determination of planning permission and listed building consent in references 2014/6958/L and 2014/6956/P.

The remediation of dry rot is clearly in the interest of the long term preservation of the building and is therefore considered a benefit.

We will look forward to swift validation and determination of this planning application. If you have any queries please contact Tim Miles in this office at your earliest convenience.

Yours sincerely,



MONTAGU EVANS LLP

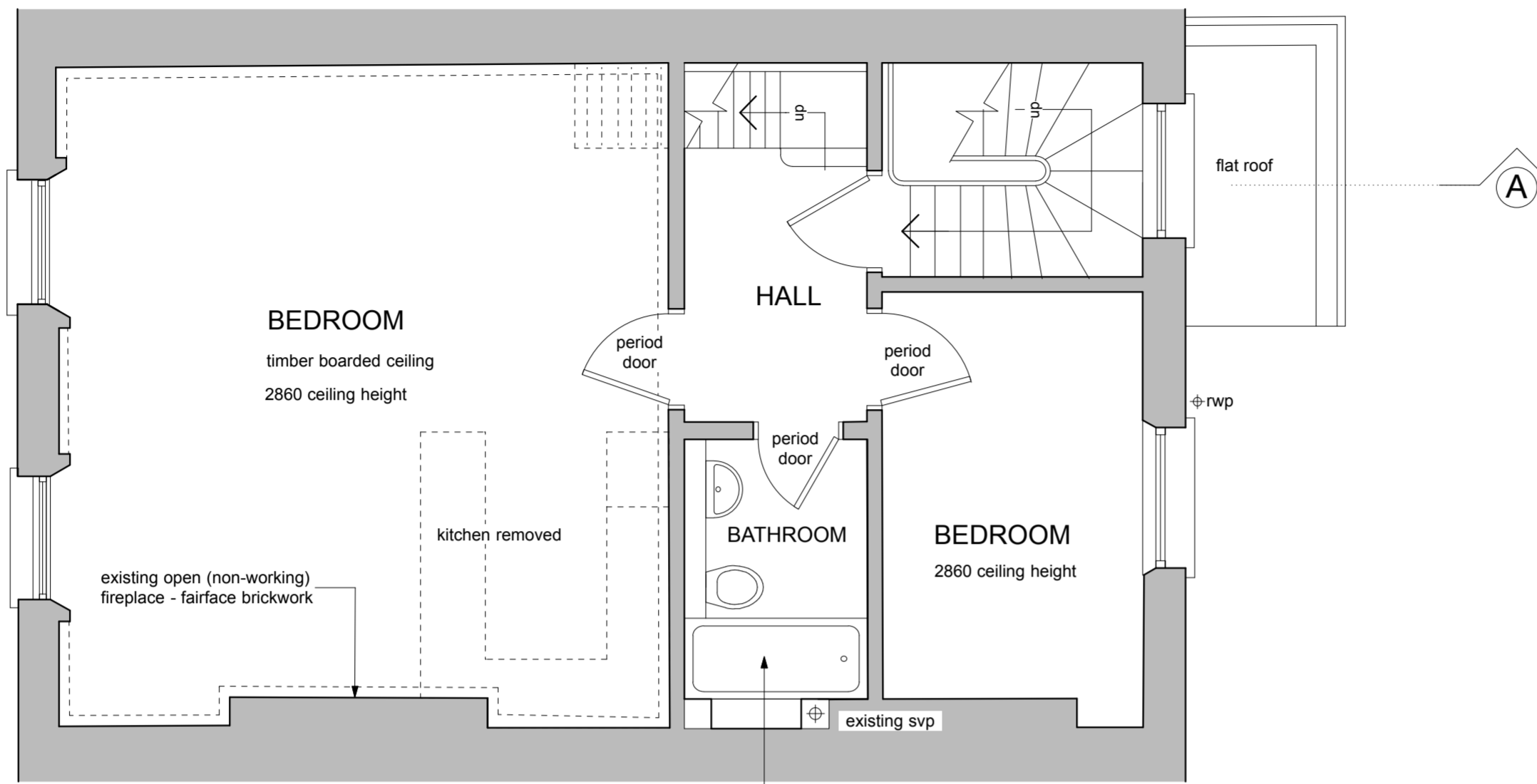
cc: Gary Bakall, LB Camden
Karen Phull, Farrer & Co
Nicholas Cornwell (Applicant)

Appendix 1

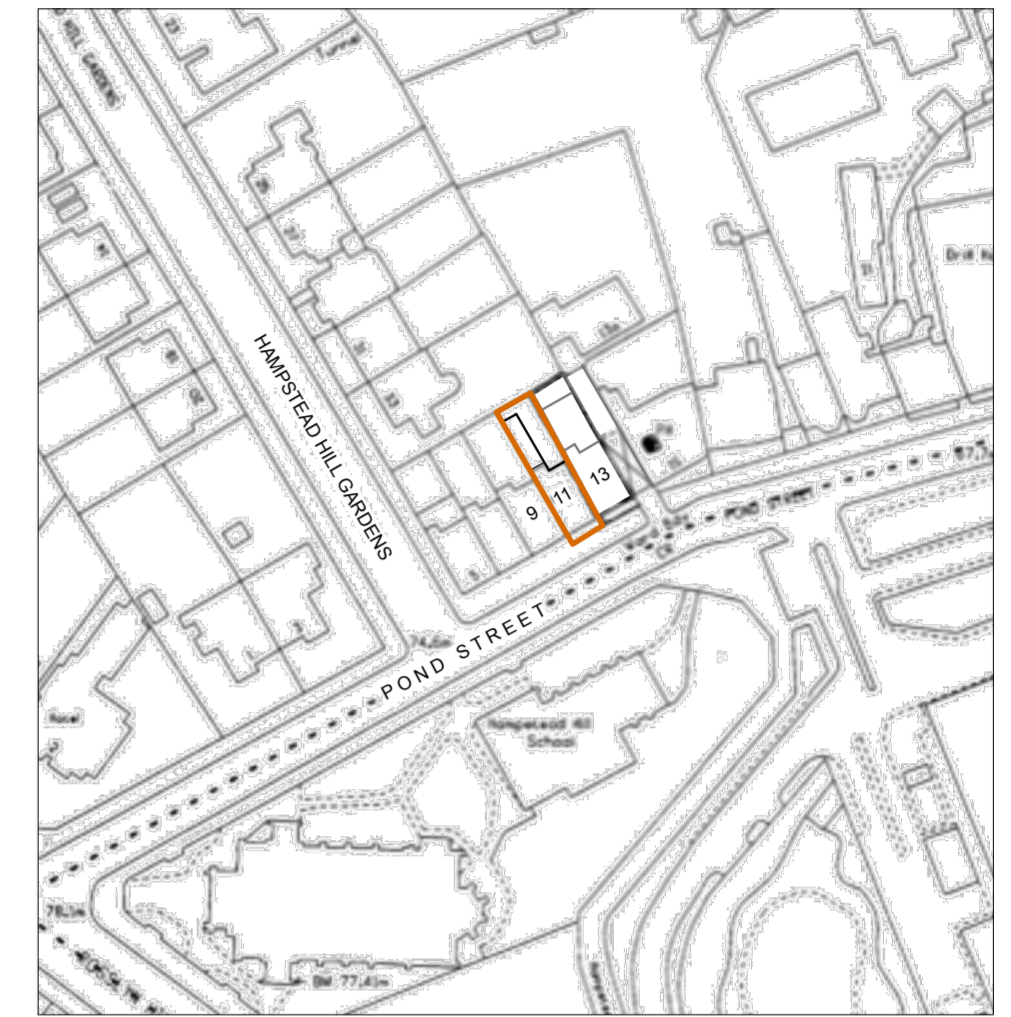
11 POND STREET NW3

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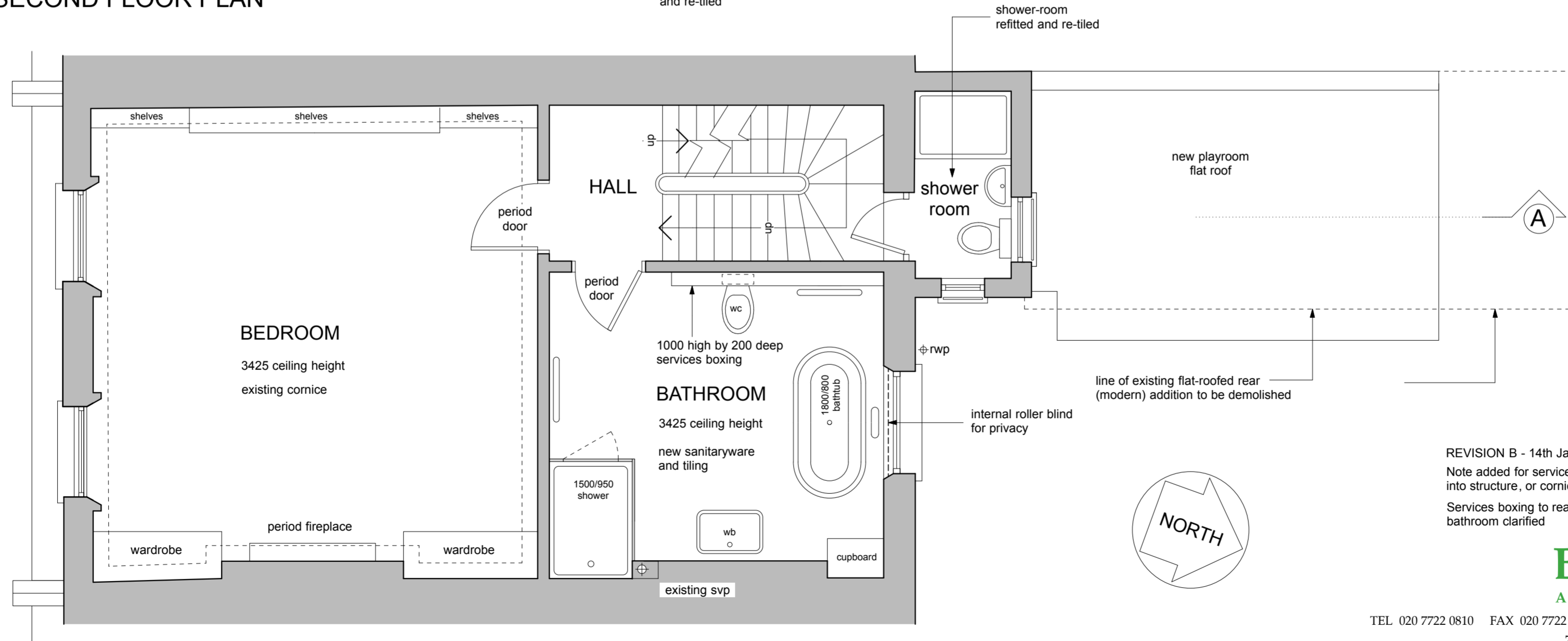
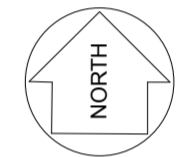


SECOND FLOOR PLAN



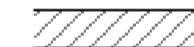
OS LOCATION PLAN

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FIRST FLOOR PLAN

GENERAL NOTES

- new smoke detection system to main rooms, bedrooms, and staircase/hall
- new heating - sectional radiators in main rooms, otherwise standard radiators
- electrical installation (power and lighting) renewed - IT cabling installed
-  new construction
- existing period panelled doors and frames/door stops to be upgraded to FD20 fire-resistance - applies to dining-room door, re-used playroom door, and all bedroom doors
- all new supply and waste pipework and other services to run in voids - underfloor/ceiling structures are not to be harmed or cut into - cornices and skirtings are not to be cut.

REVISION B - 14th January 2015
 Note added for services and no cutting into structure, or cornices/skirtings
 Services boxing to rear first floor bathroom clarified

REVISION A - 27th November 2014
 Section A-A lines added

Brod Wight
 ARCHITECTS

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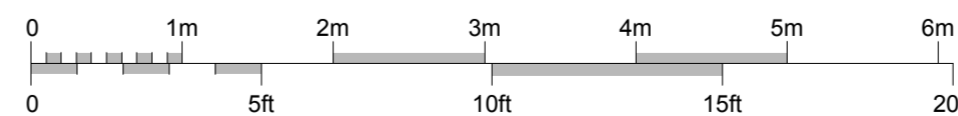
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FIRST & SECOND FLOOR PLANS - PROPOSED

1039-AP1-02B

Date October 2014 Scale 1:50@A2 This drawing is copyright

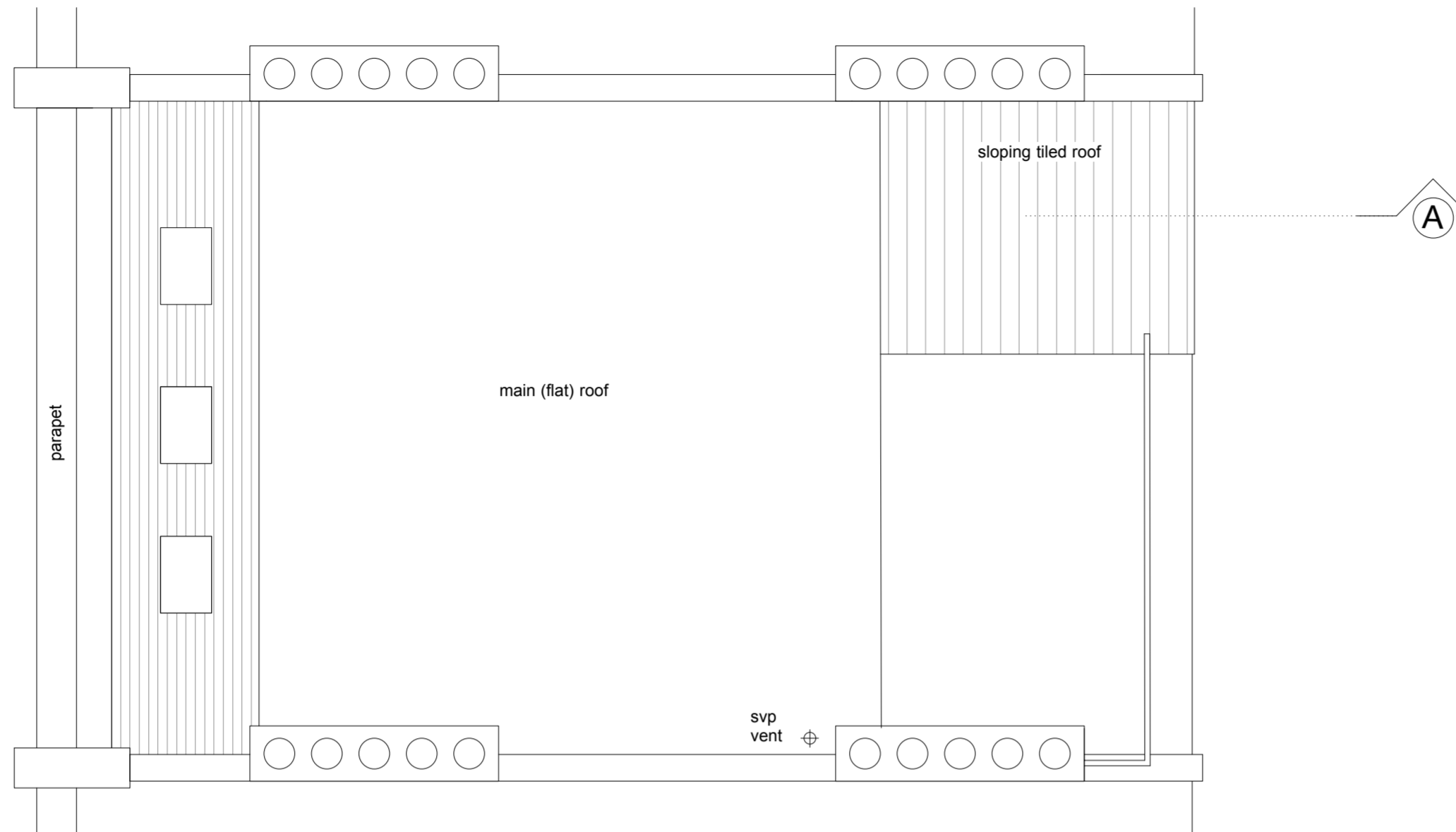
Revisions



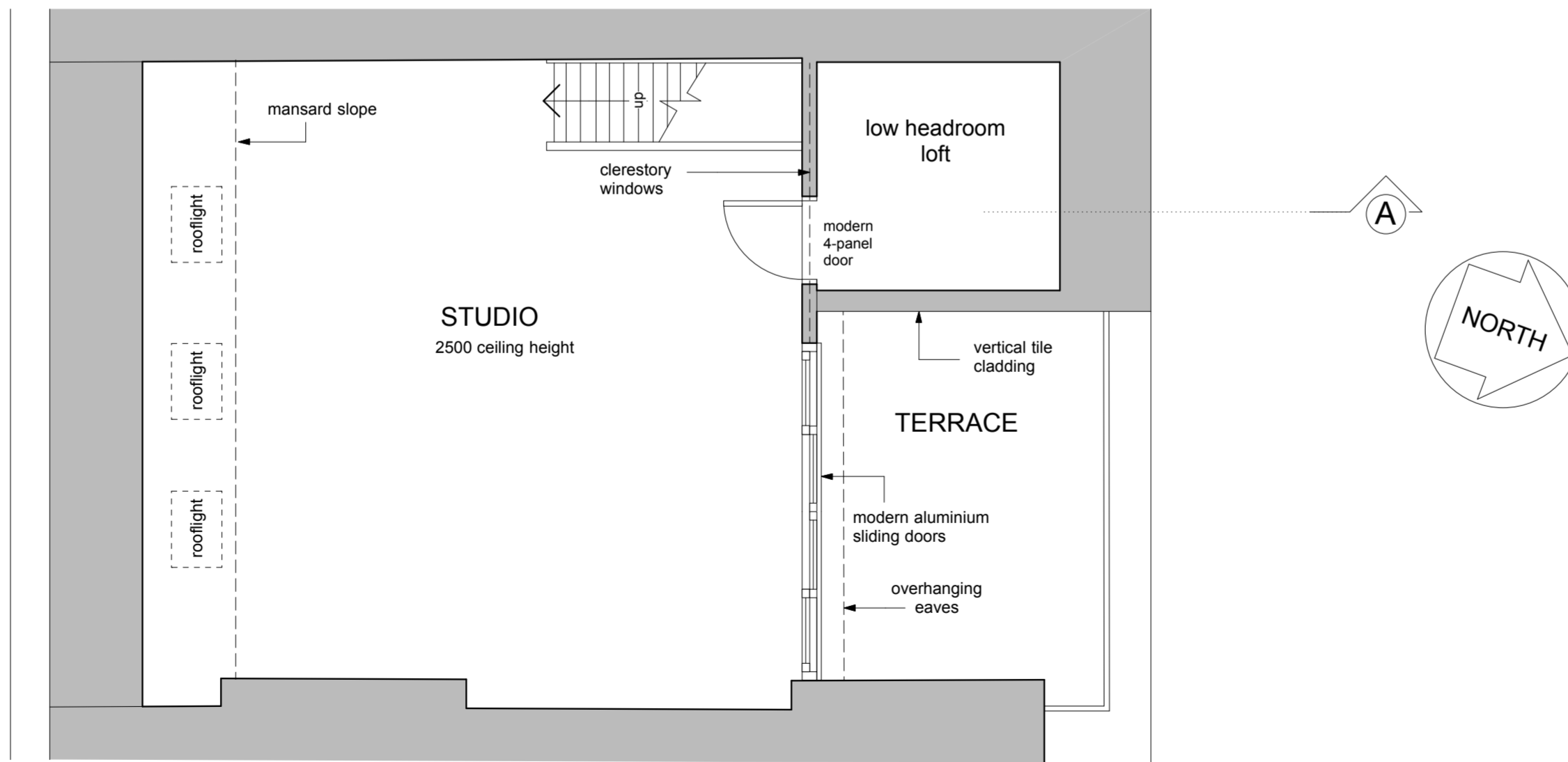
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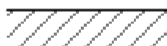


ROOF PLAN



THIRD FLOOR PLAN

GENERAL NOTES

- new smoke detection system to main rooms, bedrooms, and staircase/hall
- new heating - sectional radiators in main rooms, otherwise standard radiators
- electrical installation (power and lighting) renewed - IT cabling installed
-  new construction
- existing period panelled doors and frames/door stops to be upgraded to FD20 fire-resistance - applies to dining-room door, re-used playroom door, and all bedroom doors
- all new supply and waste pipework and other services to run in voids - underfloor/ceiling structures are not to be harmed or cut into - cornices and skirtings are not to be cut.

REVISION B - 14th January 2015
Note added for services and no cutting into structure, or cornices/skirtings

REVISION A - 27th November 2014
Section A-A lines added

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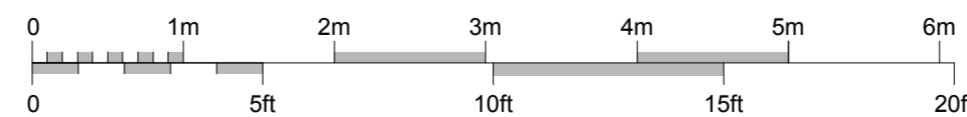
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THIRD FLOOR & ROOF PLANS - PROPOSED

1039-AP1-03B

Date October 2014 Scale 1:50@A2 This drawing is copyright

Revisions



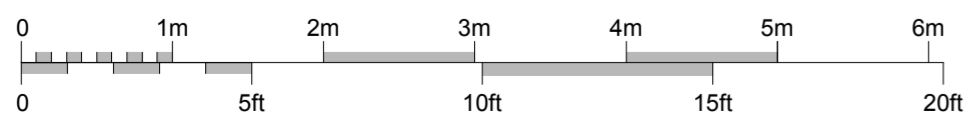
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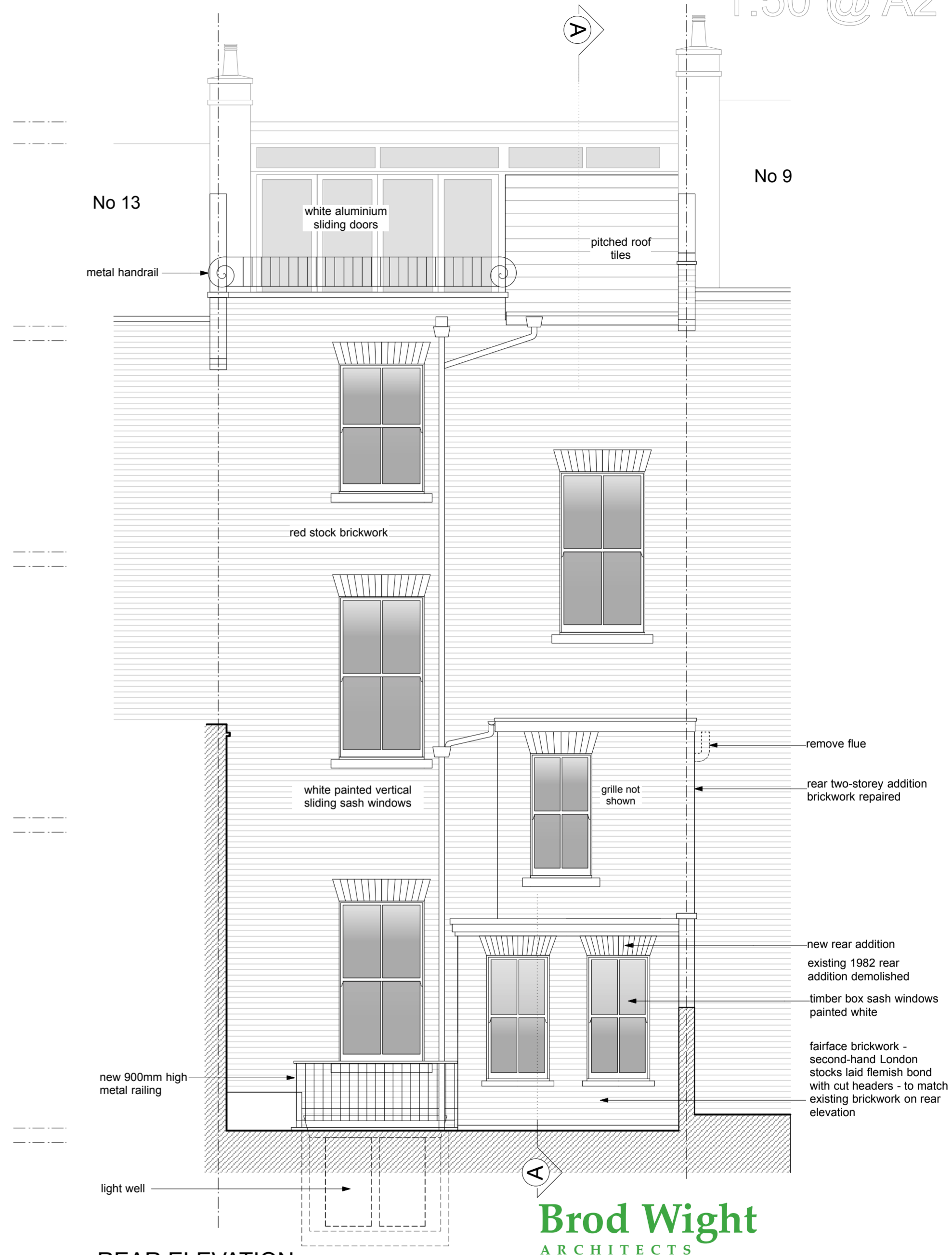
FRONT ELEVATION - PROPOSED



REVISION C - 22nd January 2015
Shopfront privacy screen removed

REVISION B - 14th January 2015
New rear playroom - windows changed to box sashes - exterior in fairface brickwork (previously rendering)

REVISION A - 27th November 2014
Rear elevation including new playroom added - Section A-A lines added



REAR ELEVATION to new playroom

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11 POND STREET - LONDON NW3

ELEVATION TO POND STREET - PROPOSED

1039-AP1-04C

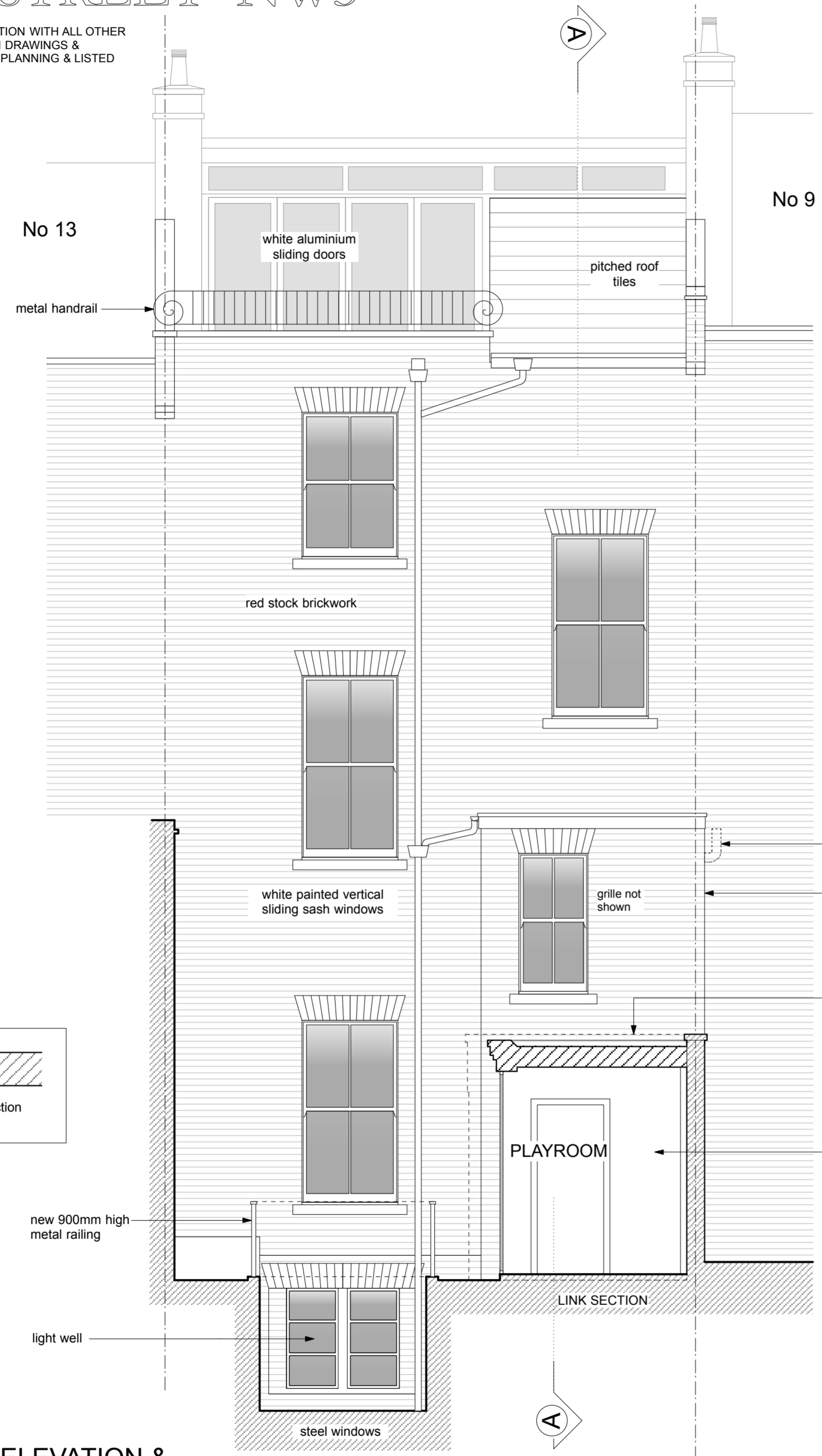
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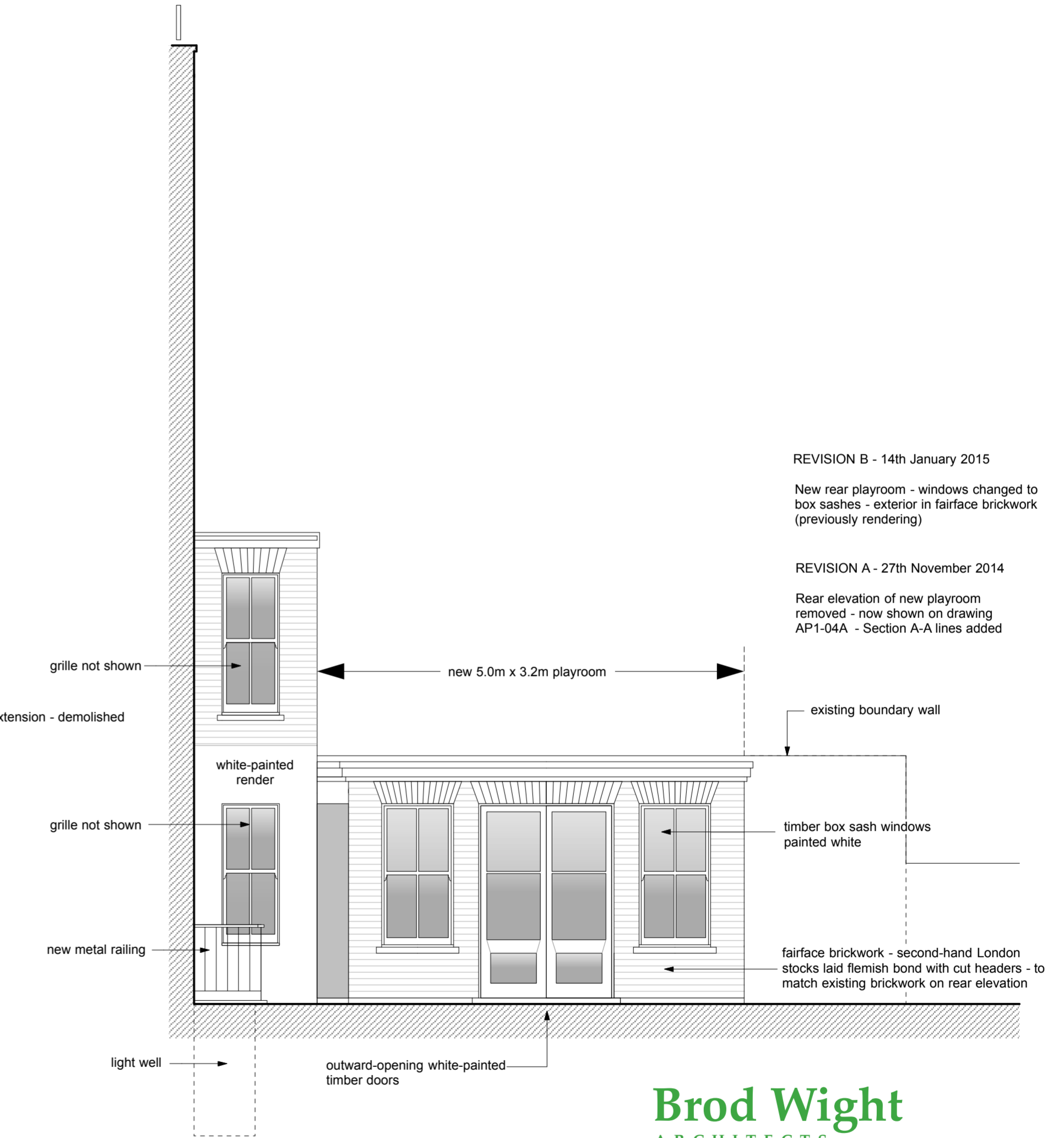
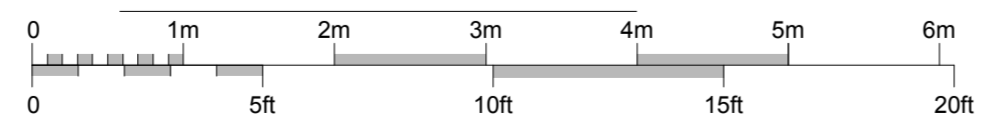
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REAR ELEVATION & SECTION THROUGH PLAYROOM LINK



REAR SIDE ELEVATION
existing two-room (1982) rear addition demolished

REVISION B - 14th January 2015
New rear playroom - windows changed to box sashes - exterior in fairface brickwork (previously rendering)

REVISION A - 27th November 2014
Rear elevation of new playroom removed - now shown on drawing AP1-04A - Section A-A lines added

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REAR & REAR SIDE ELEVATION - PROPOSED

1039-AP1-05B

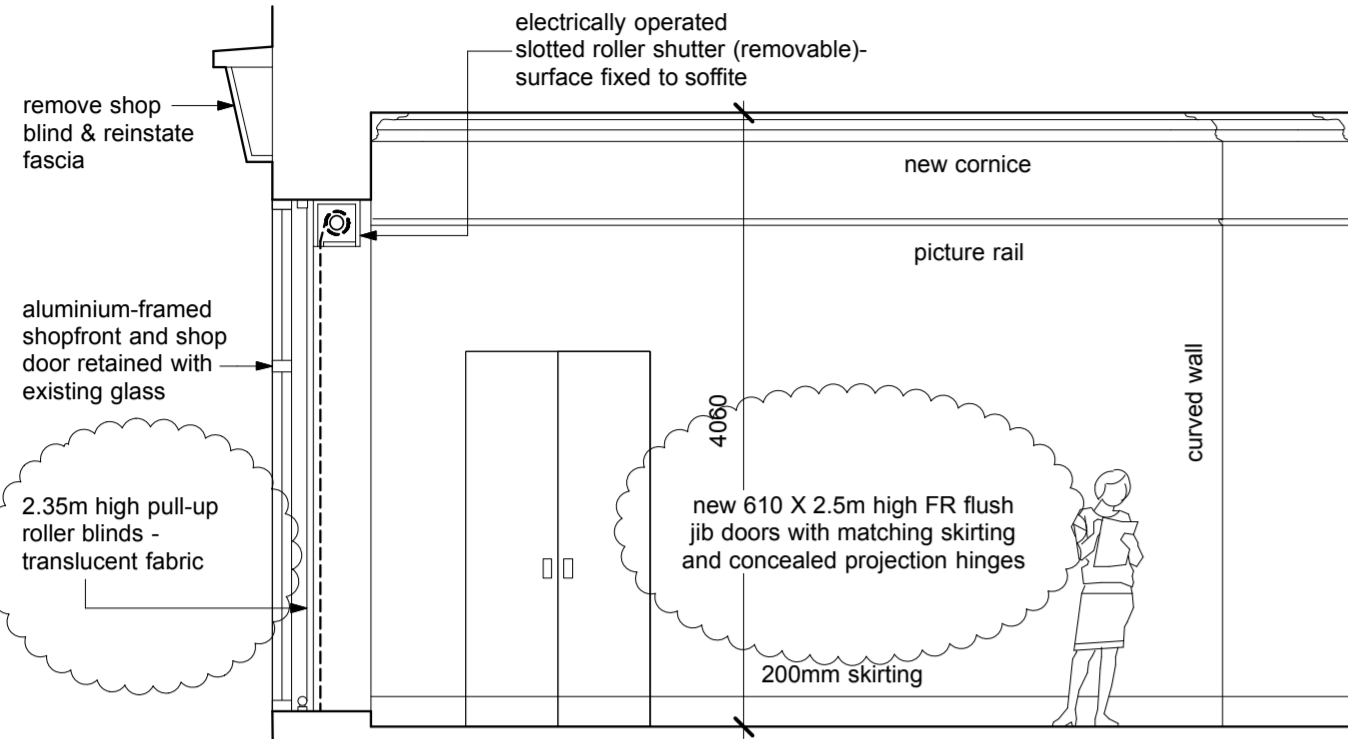
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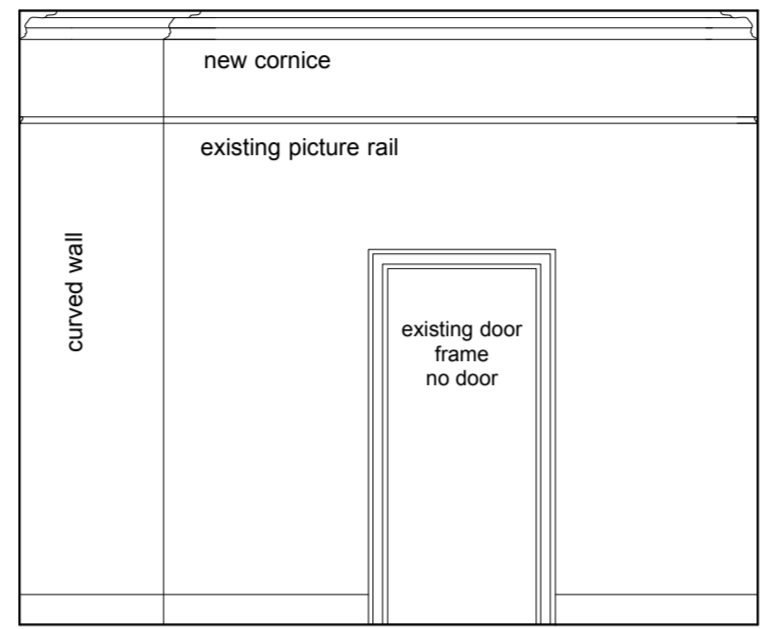
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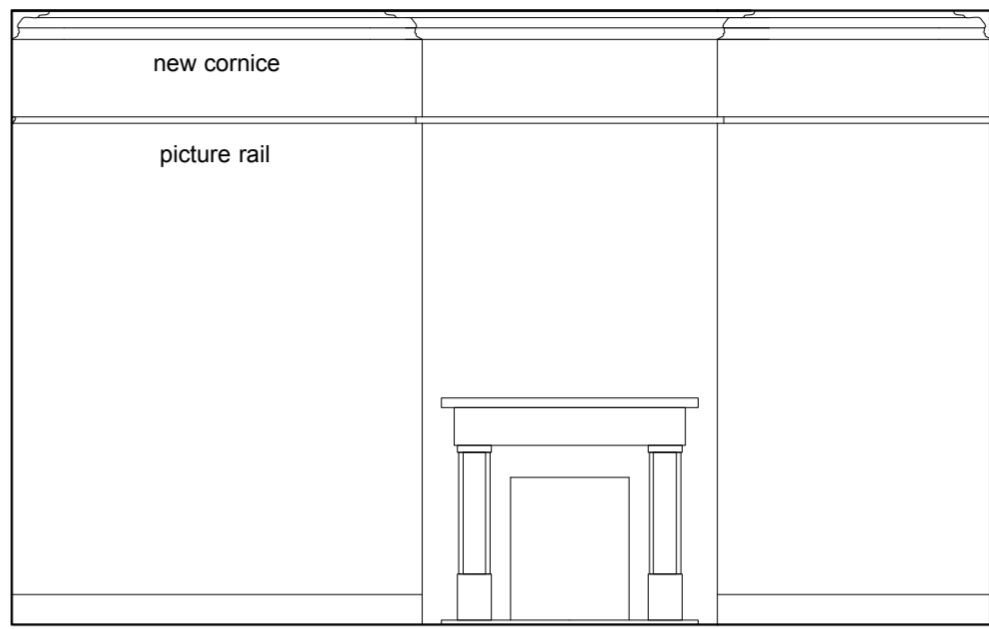
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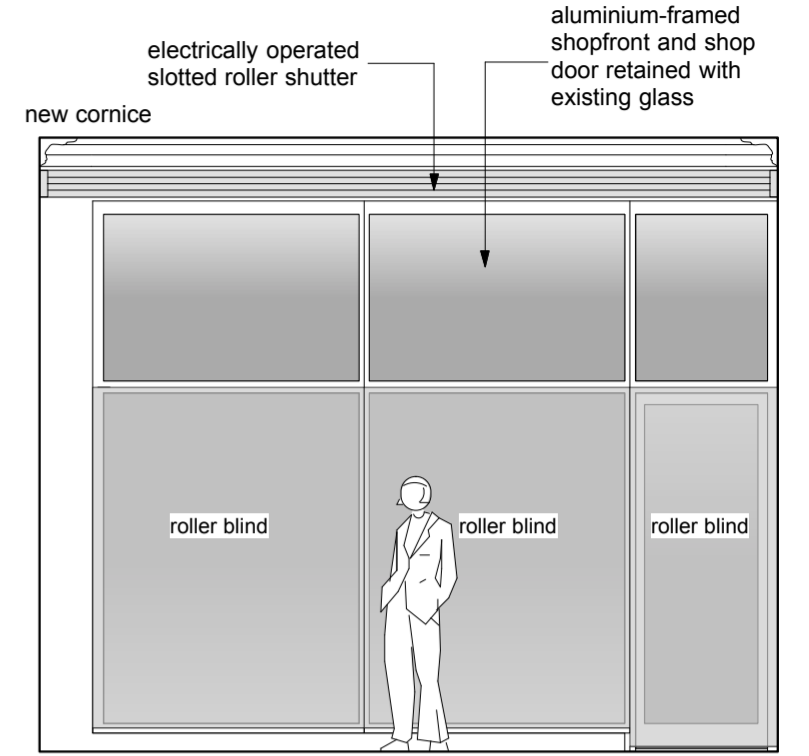
WEST - A



NORTH - B



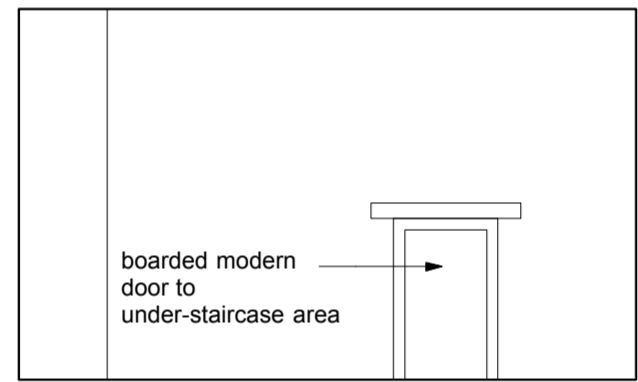
EAST - C



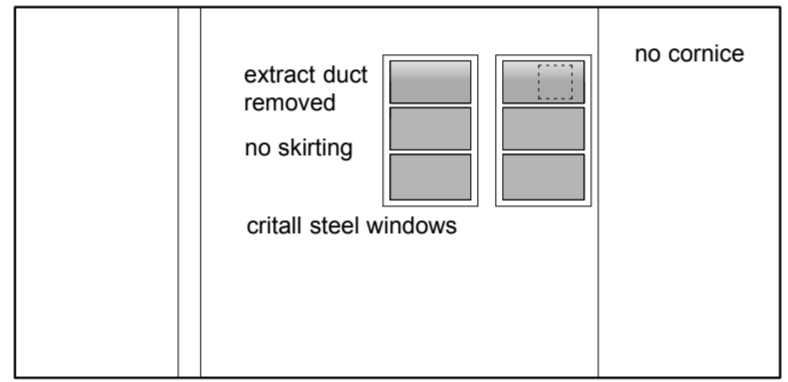
SOUTH - D

GROUND FLOOR FRONT - LIVING/DINING ROOM

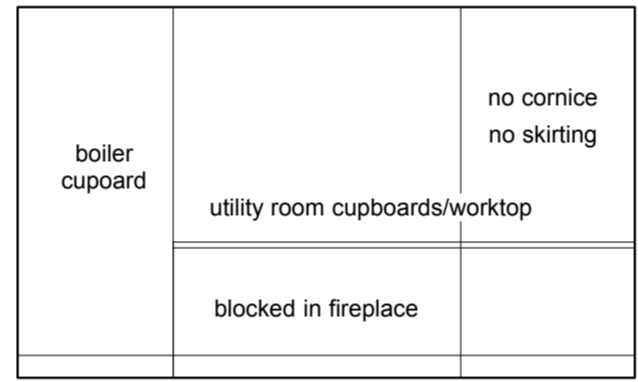
PREVIOUSLY FRONT SHOP



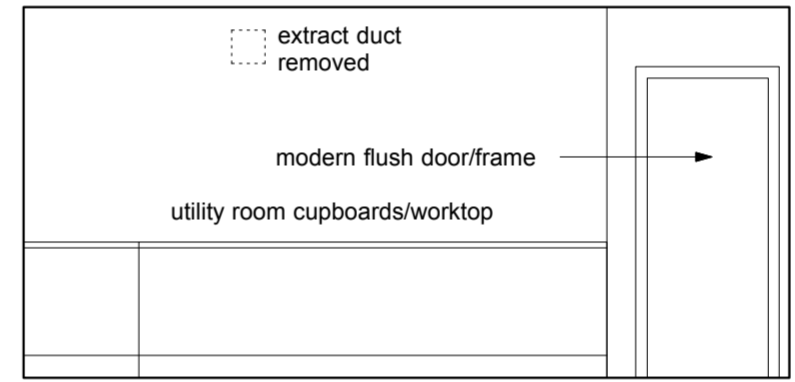
WEST - A



NORTH - B



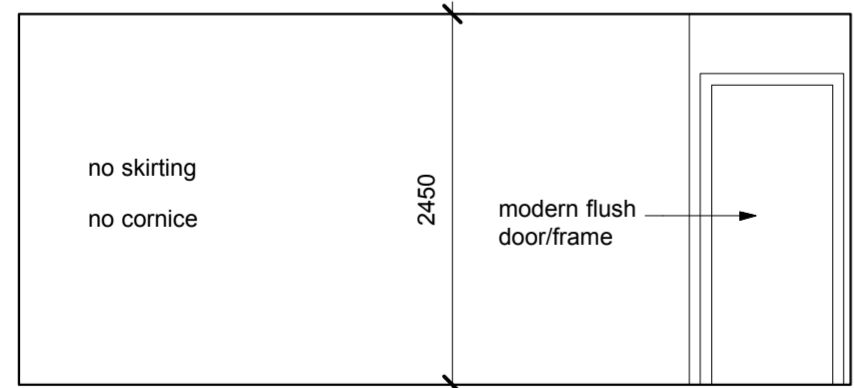
EAST - C



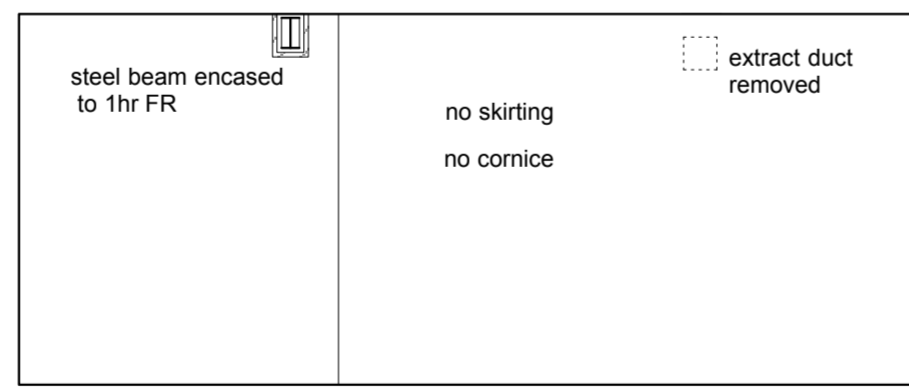
SOUTH - D

REAR BASEMENT ROOM - UTILITY

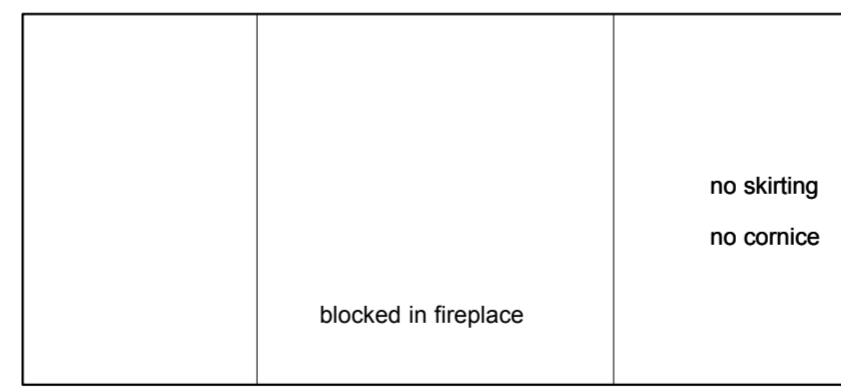
PREVIOUSLY SHOP STORAGE



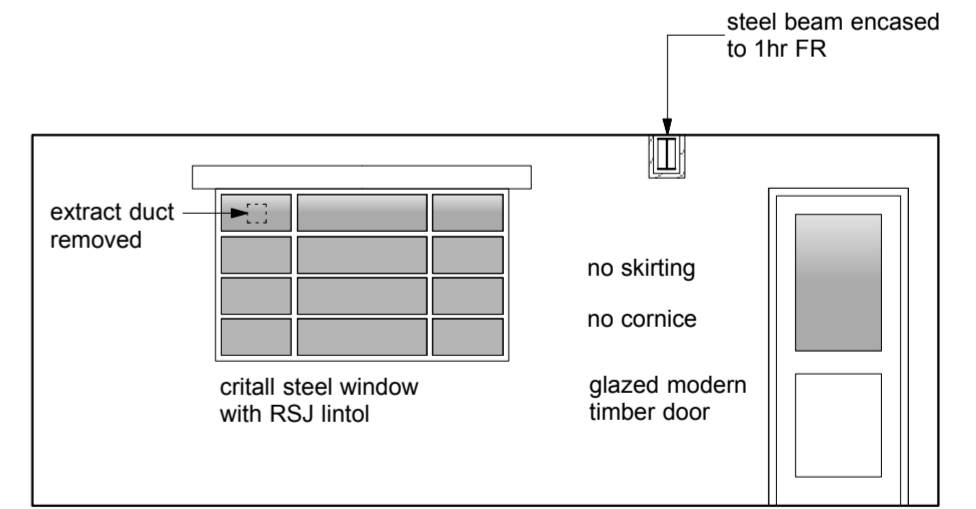
WEST - A



NORTH - B



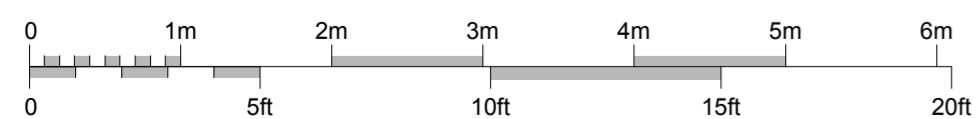
EAST - C



SOUTH - D

FRONT BASEMENT ROOM - STORAGE

PREVIOUSLY SHOP STORAGE



REVISION B - 22nd January 2015

Double doors from hall into living-room (existing shop) changed to jib doors with matching skirting

Shopfront privacy screen omitted - pull-up roller blinds shown

REVISION A - 14th January 2015

Note added for services and no cutting into structure, or cornices/skirtings

Clear glass for false box sash windows to ground floor front room shopfront screen

Ground floor room changed to living/dining room

Front room (shop) fireplace opened up and new hearth/mantel & gas fire fitted, using existing flue

GENERAL NOTES

new smoke detection system to main rooms, bedrooms, and staircase/hall

new heating - sectional radiators in main rooms, otherwise standard radiators

electrical installation (power and lighting) renewed - IT cabling installed

new construction

existing period panelled doors and frames/door stops to be upgraded to FD20 fire-resistance - applies to dining-room door, re-used playroom door, and all bedroom doors

all new supply and waste pipework and other services to run in voids - underfloor/ceiling structures are not to be harmed or cut into - cornices and skirtings are not to be cut.

Brod Wight
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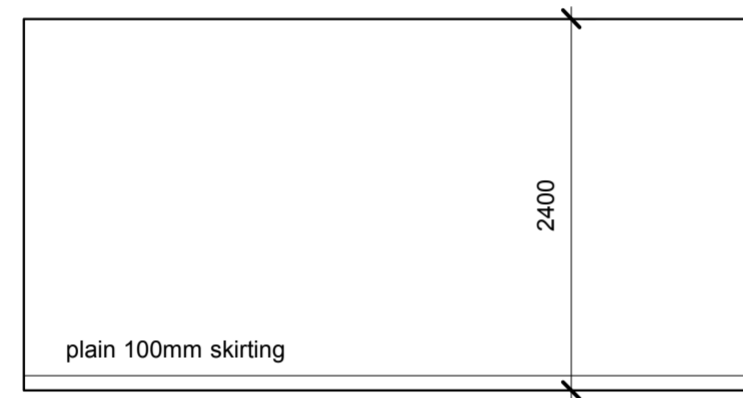
INTERNAL ELEVATIONS - PROPOSED (1)

1039-AP1-06B

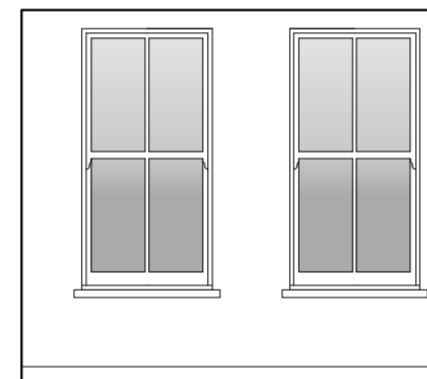
Date October 2014 Scale 1:50@A2 This drawing is copyright

Revisions

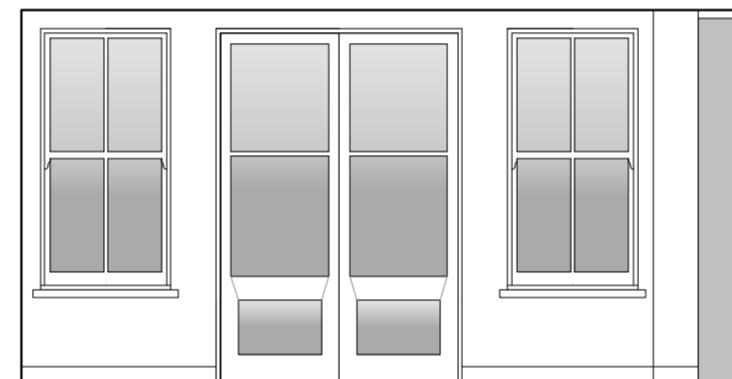
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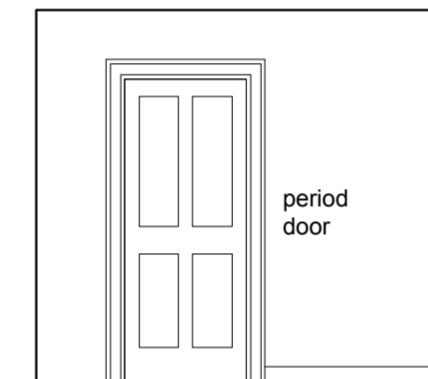
WEST - A



NORTH - B



EAST - C



SOUTH - D

GROUND FLOOR REAR ADDITION - PLAYROOM

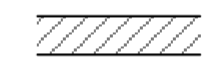
NEW EXTENSION - PREVIOUS (1982) REAR ADDITION DEMOLISHED

GENERAL NOTES

new smoke detection system to main rooms, bedrooms, and staircase/hall

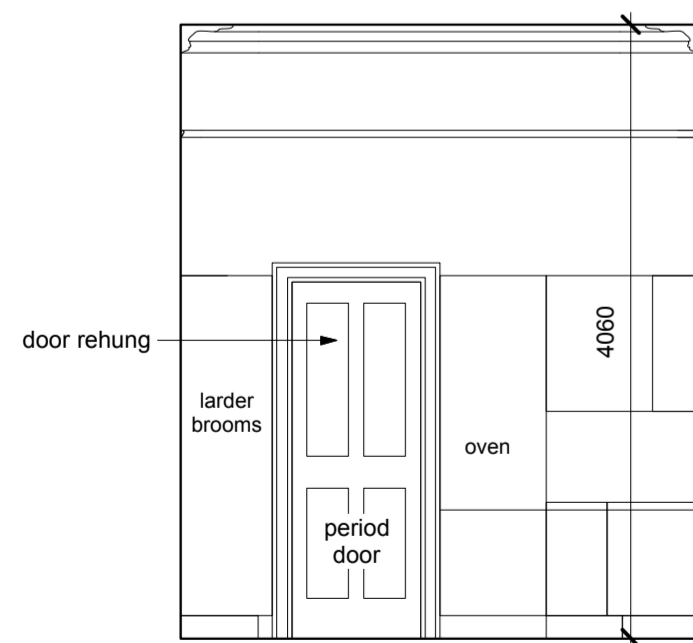
new heating - sectional radiators in main rooms, otherwise standard radiators

electrical installation (power and lighting) renewed - IT cabling installed

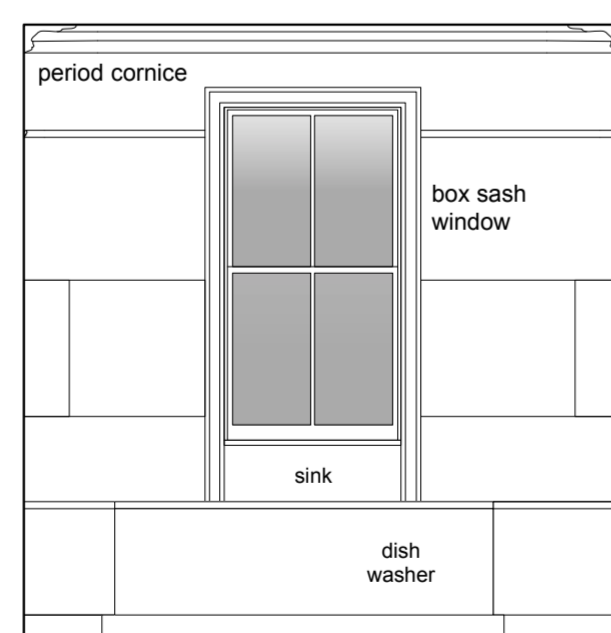
 new construction

existing period panelled doors and frames/door stops to be upgraded to FD20 fire-resistance - applies to dining-room door, re-used playroom door, and all bedroom doors

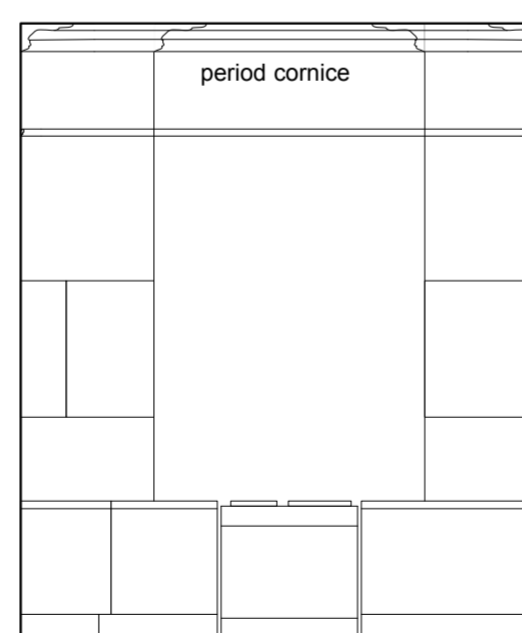
all new supply and waste pipework and other services to run in voids - underfloor/ceiling structures are not to be harmed or cut into - cornices and skirtings are not to be cut.



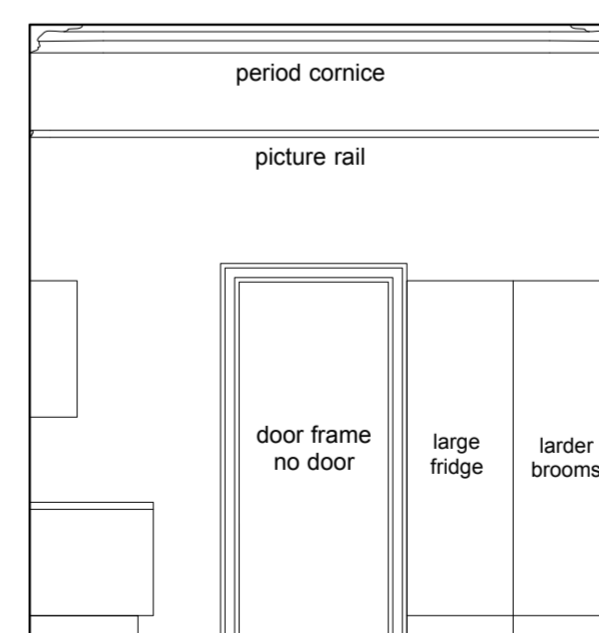
WEST - A



NORTH - B



EAST - C

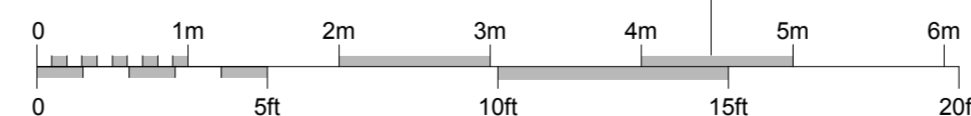


SOUTH - D

GROUND FLOOR REAR ROOM - KITCHEN

PREVIOUS OFFICE
Kitchen layout is for information only - final layout may vary

cooker and kitchen extract through existing flue



REVISION A - 14th January 2015

Note added for services and no cutting into structure, or cornices/skirtings

Rear ground floor room changed to kitchen

Playroom - windows changed to box sashes

Door to kitchen rehung

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11 POND STREET - LONDON NW3

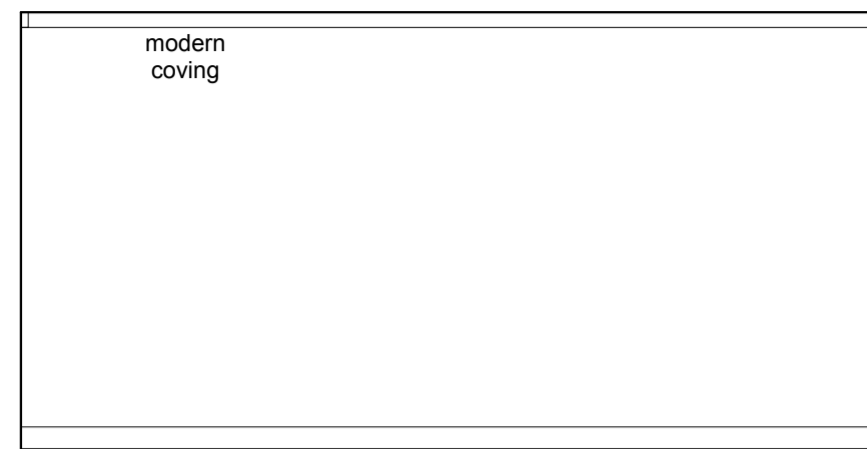
INTERNAL ELEVATIONS - PROPOSED (2)

1039-AP1-07A

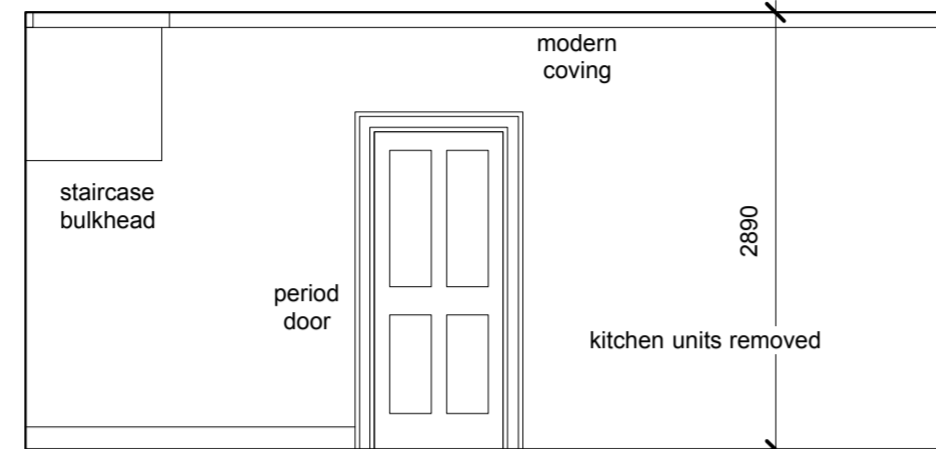
Date October 2014 Scale 1:50@A2 This drawing is copyright

Revisions

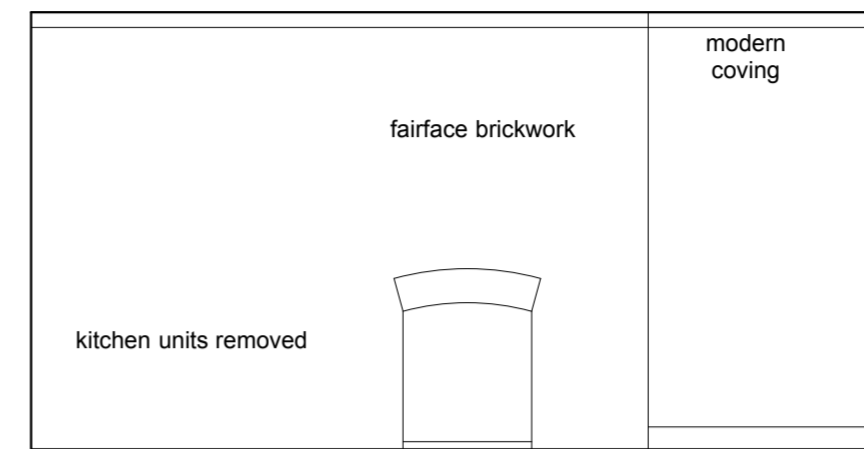
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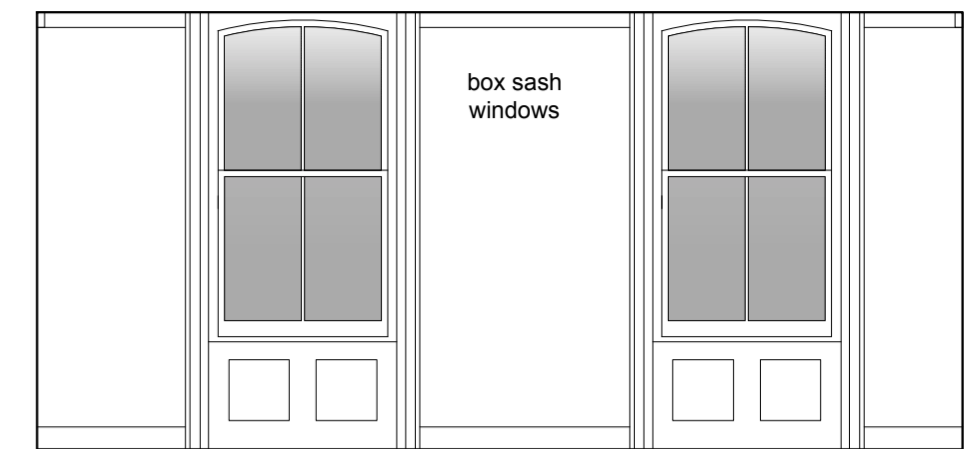
WEST - A



NORTH - B



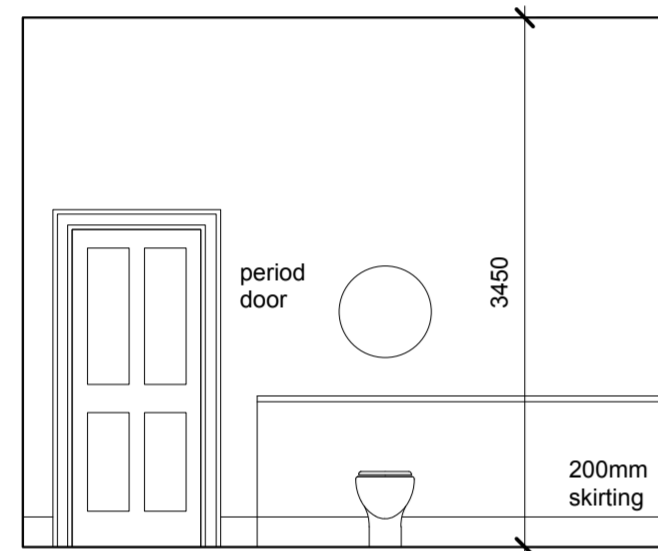
EAST - C



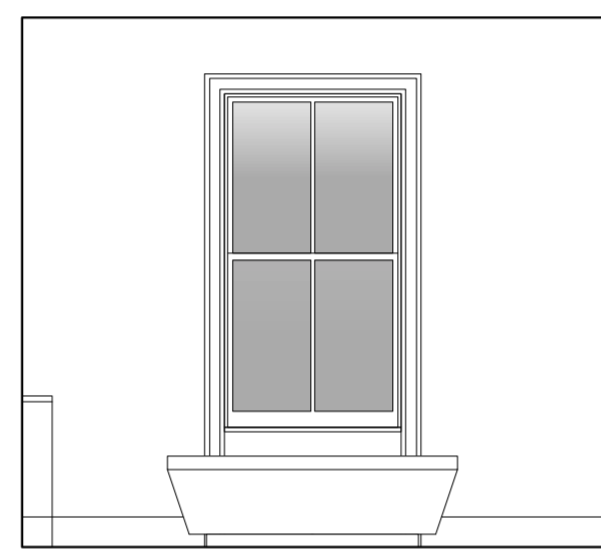
SOUTH - D

SECOND FLOOR FRONT ROOM - BEDROOM

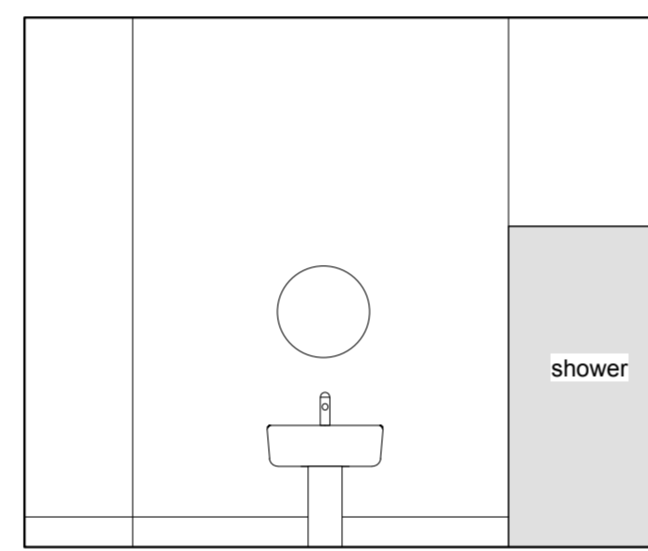
PREVIOUSLY LIVING-ROOM/KITCHEN



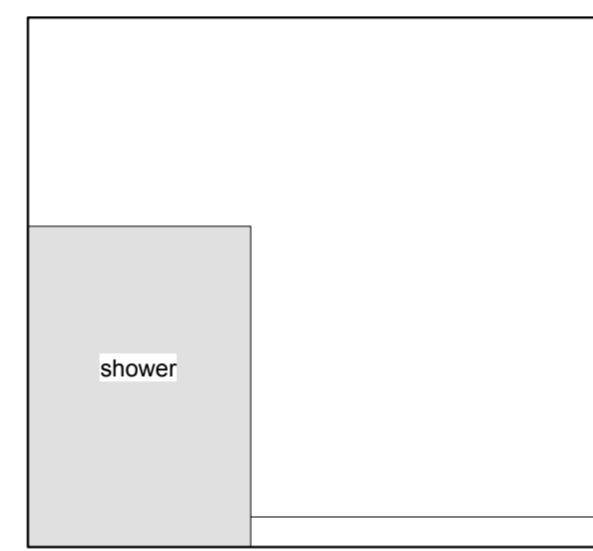
WEST - A



NORTH - B



EAST - C



SOUTH - D

FIRST FLOOR REAR ROOM - BATHROOM


PREVIOUSY BEDROOM

GENERAL NOTES

new smoke detection system to main rooms, bedrooms, and staircase/hall

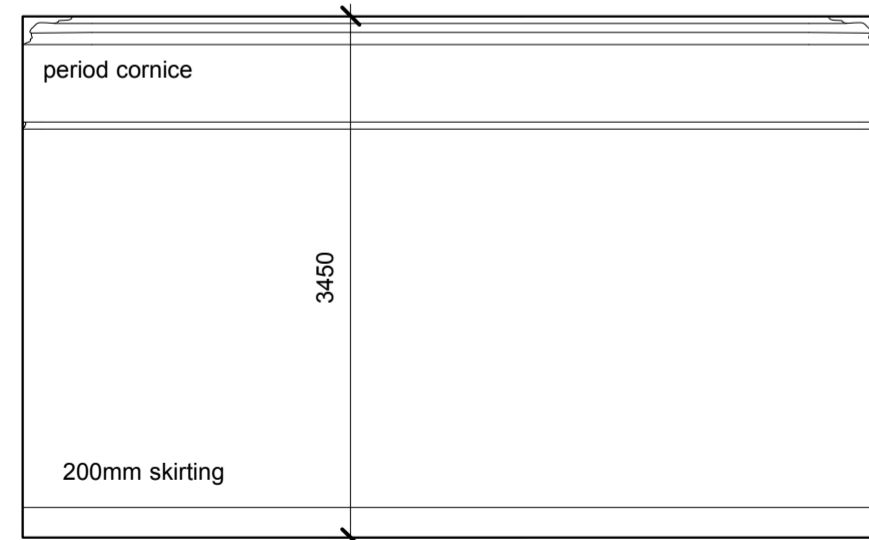
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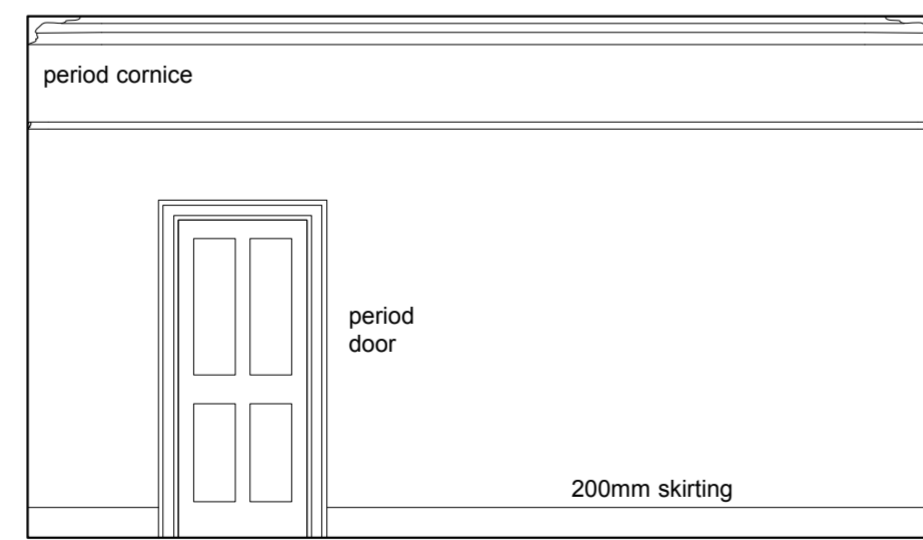
 new construction

existing period panelled doors and frames/door stops to be upgraded to FD20 fire-resistance - applies to dining-room door, re-used playroom door, and all bedroom doors

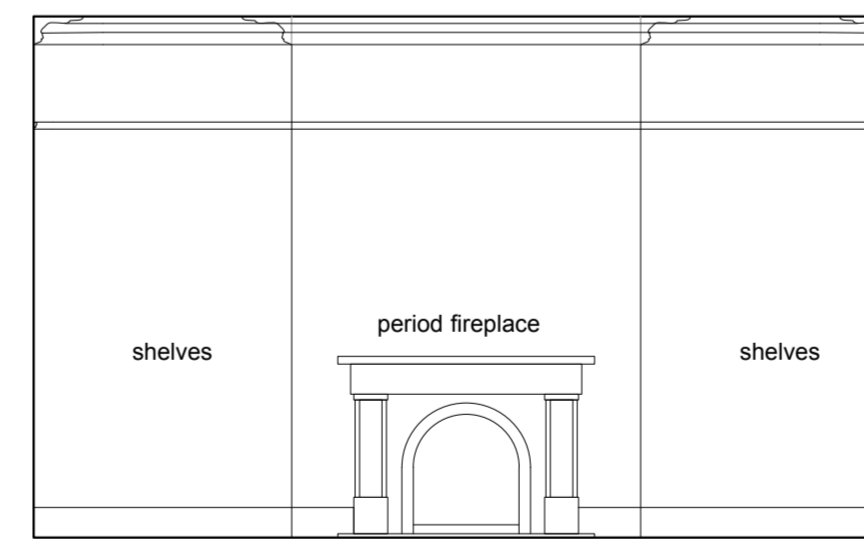
all new supply and waste pipework and other services to run in voids - underfloor/ceiling structures are not to be harmed or cut into - cornices and skirtings are not to be cut.



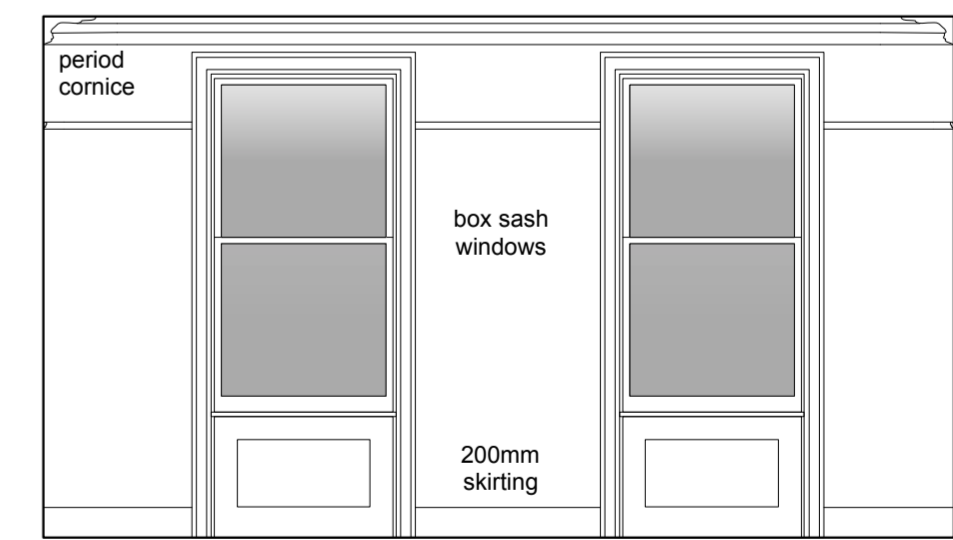
WEST - A



NORTH - B



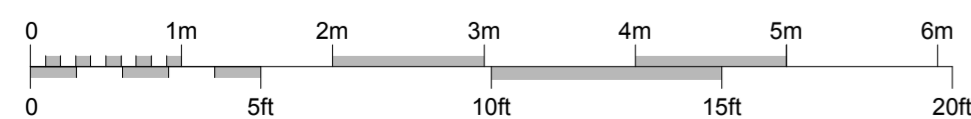
EAST - C



SOUTH - D

FIRST FLOOR FRONT ROOM - MAIN BEDROOM

PREVIOUSY STUDY



REVISION A - 14th January 2015
Note added for services and no cutting into structure, or cornices/skirtings

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INTERNAL ELEVATIONS - PROPOSED (3)

1039-AP1-08A

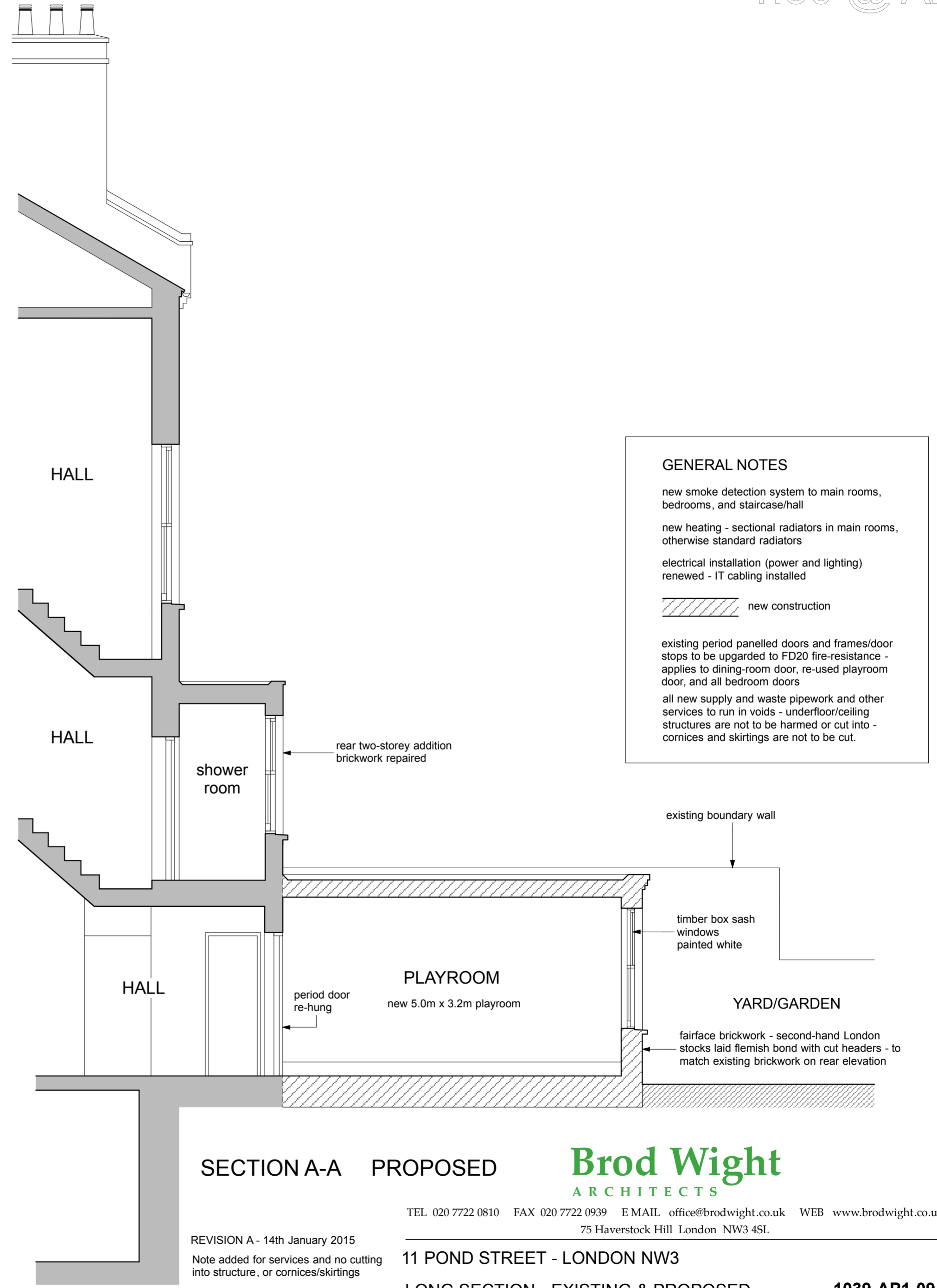
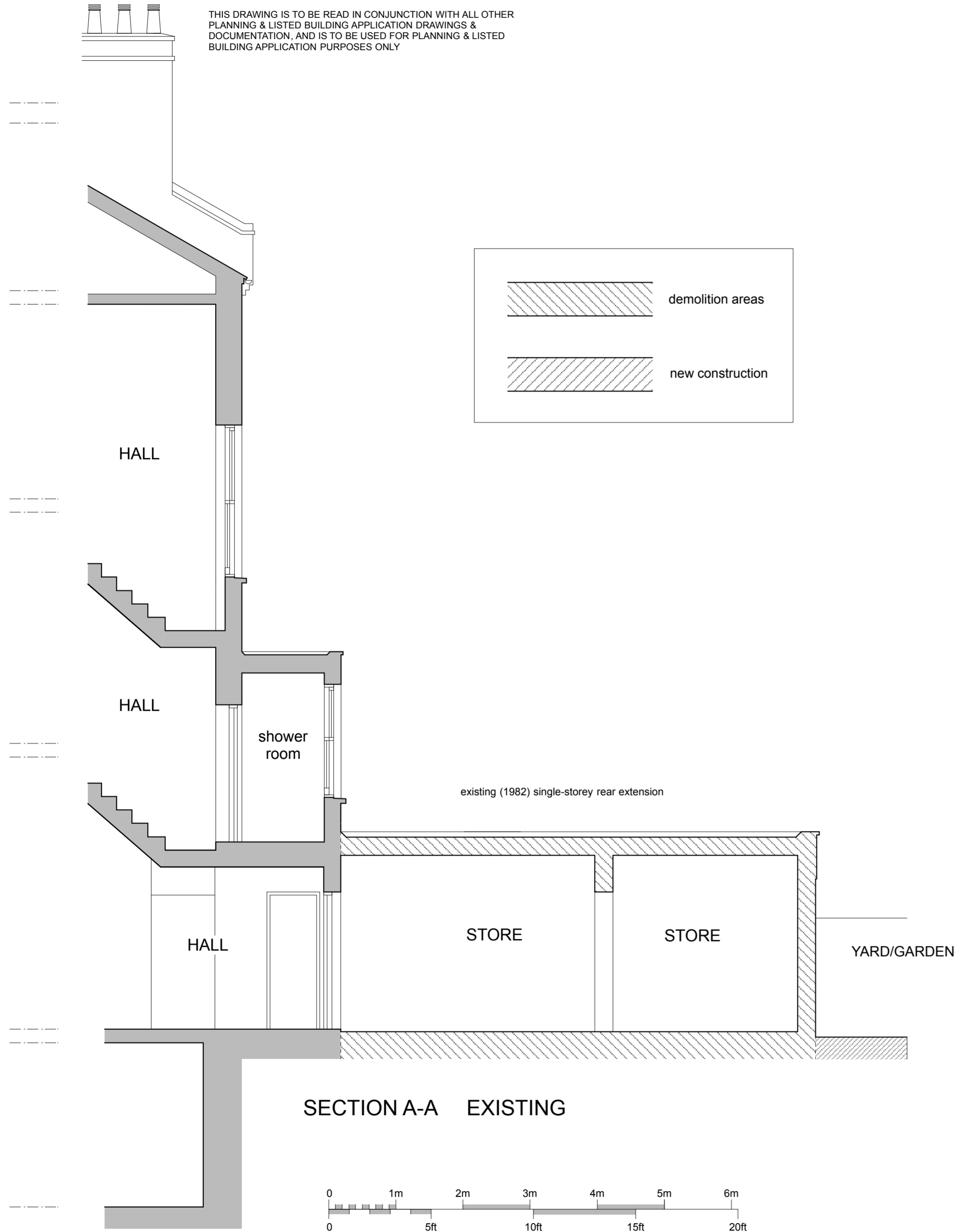
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Revisions

11 POND STREET NW3

1:50 @ A2

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Appendix 2

8498/JSJ/VME
16 September 2015

11 POND STREET, LONDON, NW3

REMEDIATION WORKS

1. Drawings 8498/09, 10, 11, 12, 30 and 31 attached show the structural remediation work which would recover of the building to its intended condition. In particular the second floor, is reinstated to provide the necessary structural stability to the front and back walls.
2. New timbers are added where necessary but where there are existing timbers available, e.g. second floor joists currently stacked on the first floor or parts of timber stud partitions still available amongst the materials in the ground floor, then these are renewed. The proposals does not involve the loss of any fabric, except perhaps for short lengths of excessively decayed floor joists. These joists will be examined in detail, and any unworkable areas accepted.
3. The second floor joists (which are 275mm x 50mm cross section) cannot fit into the original sockets in the front and back walls. The previous span was about 5.5m, but the proposed span will be about 3.5m, then the opportunity may be taken to increase the spacing of the joists, and make up for any lost or decayed material and hence possibly eliminate the necessity for new floor joists.
4. The partitions on the second floor are non-load bearing. The ground floor cross partition which exists is load bearing and supports the first floor structure above. It is beneficial to improve the stiffness and durability to have one face sheeted with 19mm plywood screwed in place. This is a common technique in buildings of all grades to strengthen timber partitions where appropriate without the loss of any historic fabric.
5. In the first floor when the cross partition is not load bearing, but the existing timber floor which does not have direct support underneath may exhibit some deflection and likewise one face of this reinstated partition would benefit from plywood to add stiffness and discourage cracking in the future.
6. The procedures outlined means that the party walls are not disturbed by the removal of the recently inserted steelwork. This is an important benefit both for No. 11 and for the adjoining listed buildings No. 9 and 13.
7. The details shown are subject to a detailed examination of the first floor joists particularly where they bear into the front and back walls and are connected to a cross beam within the depth of the floor.