

Mr Tim Miles  
Montagu Evans LLP  
5 Bolton Street  
London  
W1J 8BA

Application Ref: **2015/6162/L**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

9 December 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**11 Pond Street**  
**London**  
**NW3 2PN**

Proposal:

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, alterations to the shopfront and internal alterations to include the reinstatement of original elements.

Drawing Nos: 1039-AP301-AP308 (AS ORIGINAL DRAWINGS); 1039-AP401-AP408 (AS FOUND DRAWINGS); 1039-AP501-AP509 (PROPOSED DRAWING); 8489/SK/01; 8489/009-012; 030, 031, 110, 111, 120; Historic Building Report dated October 2015; Heritage/Design and Access Statement dated 30/10/2014; Statement - Retail Use and Employment Protection dated 30/10/2014; Lifetime Homes Statement dated 30/10/2014; Cover Letter (ref: TM/PKL/PD10057) dated 23/10/2015.

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 Reasons for granting listed building consent.

During the course of the implementation of planning permission and listed building consent (ref: 2014/6956/P and 2014/6958/L) various unauthorised works were undertaken to the interior of the building including the removal of plasterwork; dismantling of second storey floor structure and internal walls; removal of modern stair at third floor; removal of first floor internal walls and removal of various doors, door lining, picture rails and architraves.

Following discussing with Conservation and Enforcement Officers, the current application has been agreed as a way forward to reinstate the building to the condition that it was in prior to the implementation of permissions 2014/6958/L and 2014/6956/P, along with other works that were approved as part of those applications.

The proposal would reintroduce all missing details, including lath and plaster walls and ceilings, matching cornices (from surviving samples), matching skirting boards and door architraves and original doors salvaged from the demolition. Unfortunately, the hard render that has been introduced on the first floor and steel girders on the second floor will have to be allowed to remain, as their removal will cause additional harm to the building. Due to the amount of unauthorised works

that have caused damage to the listed building, the applicant would be expected to fully implement the listed building consent within 12 months. Failure to do so would be likely to result in a listed building enforcement notice being issued.

Other internal changes are the installation of a bathroom on the first floor, which will occupy the entire back room so it does not result in a harmful subdivision of the room (pipework will either use existing routes or will be surface mounted and boxed), and the insertion of a pair of jib doors between the shop and the accommodation corridor. These changes are considered acceptable.

The external works have been approved under 2014/6958/L. They include the demolition of a modern rear extension and a smaller replacement built of matching materials, metal railing to a rear lightwell and works to improve the façade. All the works would be in keeping with the building and the works to the front would greatly improve its appearance.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No representations were received as a result of consultation.

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 Planning (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 2015, consolidated with amendments since 2011, and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

## 2 ENFORCEMENT ACTION TO BE TAKEN IF PERMISSION IS NOT FULLY IMPLEMENTED WITHIN 12 MONTHS

Notwithstanding condition 1 of this permission, the Director of Culture and Environment consider instructing the Head of Legal Services to issue a Listed Building Consent Enforcement Notice if the works to reinstate the listed building are not adhered to within 12 months of the date of this permission.

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', with a stylized, cursive script.

Ed Watson  
Director of Culture & Environment