

Scott MacGregor  
Claymore Design & Build Ltd  
Winterbourne  
Bonchurch Village Road  
Bonchurch  
Ventnor  
PO38 1RQ

Application Ref: **2016/2195/L**  
Please ask for: **Sarah Freeman**  
Telephone: **020 7974 2437**

23 May 2016

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**44 Downshire Hill**  
**London**  
**NW3 1NU**

Proposal: Structural underpinning of existing foundations (partially retrospective).

Drawing Nos: 53021-6, 10; 53023-1, -2; 53035-1, -3, -6, -7, -8, -9, -10, -11; Design & Access Statement dated 26/03/16; Movement History; Structural & Repair Needs Analysis; Structural Analysis & Calculations; Test Pits Details.

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 Reasons for granting listed building consent:

44 Downshire Hill is a grade II listed stucco-faced terraced house, the design of which is mirrored by number 45. The property has suffered from structural problems caused by failed foundations and gradual subsidence over a long period, which has started to affect the structure and decorative features and finishes within the upper floors of the building. Similar problems have occurred to adjacent properties on Downshire Hill, including the grade I listed St John's Church. Works to foundations and underpinning works have been carried out to these buildings to prevent further damage.

This application relates to structural underpinning works to protect the building from damage caused by further movement and the proposals involve the insertion of additional footings under the historic brick footings to stabilise the structure, some of which have already been installed to prevent the immediate collapse of the front-to-rear spine wall. The structural reports and proposed underpinning methods and materials have been inspected and verified by a Principal Building Control Officer from the London Borough of Camden, and are considered to be necessary to mitigate the subsidence that has occurred. The works will help to secure the building for the future, and are not considered to result in any harm to the special interest of the grade II listed building.

No public consultation was necessary for this application. The site's planning history was 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.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

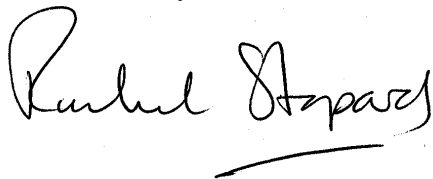
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 5 Pancras Square, London N1C 4AG (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 5 Pancras Square, London N1C 4AG(tel: 020-7974 6941).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard  
Director of Supporting Communities