

PD10653/PB/KFH

28 October 2016

Ms Seonaid Carr
Planning and Development
London Borough of Camden
5 St Pancras Square
London

Sent via Planning Portal only with reference: PP-05499502

Dear Ms Carr

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
BAY HOUSE, KING'S COLLEGE LONDON HAMPSTEAD RESIDENCE, KIDDERPORE AVENUE,
LONDON, NW3 7SU**

APPLICATION FOR LISTED BUILDING CONSENT

On behalf of Mount Anvil (Kidderpore) Ltd (the Applicant), please find enclosed an application for Listed Building Consent in relation to Bay House at the site of the former King's College London Hampstead Residence, Kidderpore Avenue.

Description of Development

The description of development for which planning permission is sought is as follows:

'Internal alterations in connection with conversion into 16 units including lowering the level of lower ground floor and introduction of damp proofing, a mezzanine at the upper ground floor, associated internal alterations to plan form, demolition and replacement of the extension to the rear at second floor level and enlargement of a rear dormer. Amendments of the listed building consent application (Ref. 2015/4120/L) namely: alterations to planform at the lower ground, upper ground, mezzanine, first and second floor levels, removal of floor covering and insertion of replacement concrete slab at the lower ground and the mezzanine levels, introduction of damp proofing and insulation systems. Underpinning and associated structural works.'

Background

Bay House was the subject of applications for listed building consent (Ref. **2015/4120/L**) and Planning Permission (Ref. **2015/3936/P**) both of which were granted consent on 6 April 2016.

For clarity, Bay House is not a statutorily listed building, but in an abundance of caution, given the fact Bay House adjoins three statutorily listed buildings and shares party walls with these listed buildings, an application for Listed Building Consent was submitted for alterations to the building in July 2015. This is the reason we have indicated that we do not know the grading of the listed building on the application form.

Since approval, intrusive structural surveys and further design development work has been undertaken, together with a review of the scope of proposals, resulting in some proposed amendments to the previously consented conversion proposals. These are now the subject of this application.

The main differences between the consented proposals and the new proposals submitted with this application are listed as follows:

- Reconfiguration of the lower ground floor to incorporate new areas surveyed;
- Minor alterations to the approved layout at the upper ground, mezzanine, first and second floor levels;
- Details of the proposed damp proofing system to be introduced in specified locations;
- Detail on the proposed thermal insulation to be added to both internal and external walls;
- Works to the floor covering and structure at the lower ground and the proposed new mezzanine floor level.

It was discussed during pre-application meetings with officers that the documents submitted previously to discharge Condition 4e of the Listed Building Consent application ref. 2015/4120/L will be submitted with this application for listed building consent. For reference, the application submitted previously to discharge the condition was registered under the application ref. 2016 4731 P.

Application Submission

This listed building consent application submission comprises the following documents:

- a completed **listed building consent application form** incorporating an agricultural holdings declaration and completed ownership Certificate A;
- a **site location plan** identifying the location of the site and its extent (157780-LB-BH-EX-ST-101 Rev1 Existing Site Plan Rev 1 1:1250);
- **An addendum Heritage Statement** prepared by Montagu Evans;
- **existing and proposed drawings** as follows, including **structural and underpinning drawings** prepared by Tully De'Ath;
- **Bay House Structural Appraisal** prepared by Tully De'Ath;
- **Bay House Work Methodology for Underpinning** prepared by Mount Anvil;
- **Design and Access Statement** prepared by AQP (incorporating an Access Statement and comparison with previously consented scheme (Refs. **2015/4120/L and 2015/3936/P**))

Existing Drawings (as submitted with 2015/4120/L)

15778-LB BH EX 100 Existing Layouts: Lower Ground & Upper Ground Rev 2 1:100

15778-LB BH EX 101 Existing Layouts: Mezzanine & First Rev 2 1:100

15778-LB BH EX 102 Existing Layouts: Second & Roof Rev 2 1:100

15778-LB BH EX 200 Existing Elevations Rev 2 1:100

Proposed Drawings

9000-DRG-03BH-LG910 Level LG Proposed GA Plan

9000-DRG-03BH-UG910 Level UG Proposed GA Plan

9000-DRG-03BH-MZ910 Level MZ Proposed GA Plan

9000-DRG-03BH-01910 Level 01 Proposed GA Plan

9000-DRG-03BH-02910 Level 02 Proposed GA Plan

**Structural and underpinning drawings (previously submitted under Condition 4e of LBC
2015/4120/L)**

9100-DRG-00YY-DE001_iss3_revB Generic Builderswork Details

9100-DRG-00YY-DE002-Generic Details for Timber Floor Penetrations

9100-DRG-00YY-DE003-Generic Details For Concrete Floor Penetrations

9100-DRG-00YY-DE004_iss3_revB Timber Joists Subject to Decay

9100-DRG-00YY-DE005A-Generic Details for Bressummer Floor Beam Repairs

9100-DRG-00YY-DE006A-Generic Details for Larger Openings in Walls

9100-DRG-00YY-DE007-Site Wide Generic Ground Bearing Slab Reinforcement

9100-DRG-00YY-DE008-Details for Non-Composite Metal Deck Floor

9100-DRG-00YY-DE009_iss2_revA New Timber Floors and Steelwork

9100-DRG-00YY-DE010- New and Existing Structural Timber Stud Walls

9100-DRG-00YY-DE011_iss2_revA Generic Roof Repair Details

9100-DRG-99YY-GN002-General Notes-Refurbishment of Existing Structures

9100-DRG-99YY-GN010D-Site Wide Existing Buildings Key and Member Schedule

9100-DRG-03BH-LG900-Existing Floor Plans Sheet 1 of 3

9100-DRG-03BH-01900-Existing Floor Plans Sheet 2 of 3

9100-DRG-03BH-RF900-Existing Floor Plans Sheet 3 of 3

9100-DRG-00BH-LG001-Typical Foundation Details

9100-DRG-03BH-LG001C-Level LG Proposed Floor Plan

9100-DRG-03BH-UG001B-Level UG Proposed Floor Plan

9100-DRG-03BH-MZ001B-Level MZ Proposed Floor Plan

9100-DRG-03BH-0101B-Level 01 Proposed Floor Plan

9100-DRG-03BH-0201B-Level 02 Proposed Floor Plan

9100-DRG-03BH-RF001B-Level RF Proposed Roof Plan

Fees

This is an application for listed building consent and no planning fee is required.

Clarification

Bay House is not a statutorily listed building, but in an abundance of caution, given the fact Bay House adjoins three statutorily listed buildings and shares party walls with these listed buildings, an application for Listed Building Consent is submitted. This is the reason we have indicated that we do not know the grading of the listed building on the application form.

Closing

We trust that the application material is complete and look forward to receiving notification of validation. Should you require any further information or have any queries, please do not hesitate to contact Paul Burley or Kate Falconer Hall at this office.

Yours faithfully



MONTAGU EVANS LLP

Enc.