



Historic England

LONDON OFFICE

Ms Rachael Parry  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1H 8ND



Our ref: L00535724

22 November 2016

Dear Ms Parry

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015  
Application for Listed Building Consent**

**THE CHAPEL, KIDDERPORE AVENUE, LONDON, NW3 7SU  
Application No 2016/5953/L**

Thank you for your letter of 2 November 2016 notifying Historic England of the scheme relating to the above site. These proposals are for various amendments to listed building consent 2015/4124/L which was granted in April this year. The original application for the residential conversion of the Chapel was not referred to Historic England as the scheme did not meet the requirements for consultation to us at that stage. However, since then, the building has been added to our Heritage at Risk Register because of its poor condition as evident in its structural cracking, vegetation growth and water ingress. This has strengthened our remit, as has the proposed works to the entrance portico.

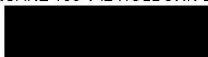
**Historic England's Advice**

As set out in the submitted Design and Access Statement, the amendments include various changes to the internal layout, the introduction of damp proofing and insulation, and the temporary removal of the terrace paving and entrance portico to facilitate the underpinning work to the structure.

Historic England has no significant concerns with the proposed changes to the internal layout which, as with the previous application, appear to retain the lofty open space of the interior. Although the proposed tanking and damp proofing is not best conservation practice, we recognise that the proposed methods offer a practical solution for this vulnerable building. Similarly, we consider that the proposed insulation can be accommodated, on the understanding that much of the fabric to be removed is not original, and providing that a record of the plasterwork and panelling is carefully recorded prior to removal. Your Council may wish to include a condition for this element of the work to ensure that any new finishes match the existing as closely



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as possible.

However, it is disappointing that the parquet flooring is not proposed to be reinstated following the various thermal improvements. The parquet is a rare surviving feature of the listed building and is characteristic of this type of architecture and period. It therefore contributes to the aesthetic and historical values of the listed building in our opinion, and its removal would cause some harm to its overall significance. Your Council will need to be satisfied that this element of the work is justified and outweighed by public benefits in accordance with Paragraphs 132 and 134 of the NPPF respectively.

Regarding the proposed temporary removal of the entrance portico, we accept that this is necessary to facilitate the underpinning works. We are pleased to see that a methodology has been included in the submission. However, we would normally expect this to be accompanied by an assessment of the existing fabric which should inform the removal, repair, and reinstatement methods. We would therefore suggest that further investigations into the existing fabric are undertaken by condition should your Council be minded to approve the application. This could involve the removal of a single stone once the scaffolding is in place which would provide a clearer understanding of the construction of the portico and inform the methodology.

As set out in the methodology, any stones to be replaced would require approval from Historic England. We recommend that a condition is imposed to this effect, perhaps with the wording amended to 'any stones to be replaced will be subject to approval from the local planning authority in consultation with Historic England'.

It is encouraging that a completion date for the portico works of July 2017 has been included in the methodology. Your Council must be satisfied that sufficient safeguards are in place to ensure the rebuilding of the portico in any eventuality.

Finally, we note that the submission does not include any details about the works to the external render. The applicant has previously expressed the desire to remove the existing render, which appears to be cementitious. We previously advised that this should be subject to a trial in a discrete part of the building. It is your Council's decision as to whether this work should be subject to listed building consent. However, in our view, the removal of this fabric could have significant implications on the structural and technical performance of the listed building, and therefore will need to be carefully controlled.

### **Recommendation**

We would urge your Council to address the above advice, and determine the application in accordance with national and local policy guidance. We have therefore drafted the necessary letter of authorisation (draft attached) for your Council to



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determine the application as you see fit and referred the case to National Planning Casework Unit. Subject to the Secretary of State not directing reference of the application to him, they will return the letter of authorisation to you. If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course.

Please note that this response relates to historic building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice [REDACTED]

Yours sincerely

[REDACTED]

**Alasdair Young**  
Inspector of Historic Buildings and Areas

[REDACTED]

Enc: Draft letter of authorisation



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