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London  
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Application Ref: **2016/5679/L**  
Please ask for: **Rachael Parry**  
Telephone: 020 7974 **1443**

1 December 2016

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:

**Former Skeel Library Kidderpore Avenue LONDON LONDON NW3 7SU**

Proposal:

Internal alterations to plan form at all levels, demolition and re-build of single storey rear extension, removal of floor covering and insertion of replacement concrete slab at ground floor level, introduction of damp proofing and insulation works throughout.

Drawing Nos: Mount Anvil Cover Letter Dated 17.10.16

Mount Anvil Cover Letter Dated 26.10.16 (amended drawings)

Mount Anvil Heritage Statement July 2015 with Oct 2016 addendum Statement

A&Q Design & Access Statement dated 02 August 2016

157780-LB-SK-EX-ST-100 Rev1 Existing Site Plan - Skeel Library

157780-LB-SK-EX-100 Rev2 Skeel House Existing Lower Ground and Ground Floor Plan

157780-LB-SK-EX-101 Rev2 Skeel House Existing First and Second Floor Plan Layouts

157780-LB-SK-EX-102 Rev2 Skeel House Existing Third Floor Plan Layout and Roof Plan

157780-LB-SK-EX-200 Rev2 Skeel House Existing Elevations

9000-DRG-03SK-LG910 Rev C Level LG Proposed GA Plan

9000-DRG-03SK-GF910 Rev B Level GF Proposed GA Plan

9000-DRG-03SK-MZ910 Rev B Level MZ Proposed GA Plan

9000-DRG-03SK-01910 Rev B Level 01 Proposed GA Plan

9000-DRG-03SK-02910 Rev B Level 02 Proposed GA Plan

9000-DRG-02SK-EL903 Rev A Proposed Elevation



## 9000-DRG-00GN-DE930 Generally Applicable Dry Lining 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.

- 4 Detailed drawings, samples of materials and method statements as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant part of works on Skeel Library:

a) New internal lighting including scale drawings showing design and fixing methods.

b) New external lighting including scale drawings showing design and fixing methods.

c) New fireplaces, grates and hearths.

d) New internal stair from first to second floor at a scale of 1:10.

e) Suspended ceilings including fixing method to existing.

f) All new external railings.

g) Roof repairs demonstrating materials and techniques to be used, including the upgrading of insulation.

h) Any underpinning and structural works to the building, including method statements and details of materials and techniques to be used.

i) Any upgrading works to satisfy Building Control including noise insulation and fire separation.

j) Internal joinery and plasterwork, including how and where new and existing will be reinstated following the insertion of insulation and new wall finish

k) Flooring, including the upgrading of insulation; lowering and build up detailing

The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

- 5 Details of all new internal and external service runs, rainwater goods, vents, flues, extracts, cabling, heating equipment, and demonstrating their relationship with historic fabric shall be submitted to and approved in writing by the local planning authority prior to commencement of the relevant part of works. The submission shall include plans, elevations and section drawings at a minimum scale of 1:10 with detailed drawings at 1:5 also showing where applicable: new service cupboards, bulkheads and boxing in for all new bathrooms and kitchens including risers and pipework and radiators. The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

- 6 Details of any proposed re-pointing, including the proposed materials and pointing style shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant part of the work. The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

- 7 Details of any brick cleaning, including the cleaning method and undertaking of trials shall be submitted to and approved in writing by the Council as local planning authority, prior to the commencement of the relevant part of works. The work shall be carried out in accordance with such approved trials.

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.

- 8 Details of all new windows and refurbishment works including a window schedule, drawings for all new and repaired windows, justification for proposals and method statements as appropriate shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant part of the works on Skeel Library. The submission for all new windows shall include a typical plan, elevation and section drawings at a scale of 1:10 with typical glazing bar details at 1:1 for each window type. Details of window repair shall include works to associated joinery such as internal and external cills and sash boxes where appropriate. The works shall be carried out in accordance with the details thus approved.

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.

- 9 Details of all new internal and external doors and refurbishment works to retained doors including a door schedule, drawings for all new doors, justification for proposals and method statements for all new and repaired doors as appropriate shall be submitted to and approved in writing by the Council as local planning authority prior to the commencement of the relevant part of the works on Skeel Library. The submission for all new doors shall include a typical plan, elevation and section drawings at a scale of 1:10 with moulding profiles at 1:1 for each door type. The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

- 10 Prior to commencement of the relevant works a damp proofing method statement shall be submitted to and approved in writing by the local planning authority.

The damp proofing works shall not be carried out other than in accordance with the approved method statement.

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:

The site is a grade II listed former library with attached archway which dates to 1903-4, designed by Robert Falconer Macdonald in the Edwardian Baroque style and constructed from red brick with stone and brick dressings under a tiled hipped roof. The former library was in use as part of the wider Kings College site which has received approval and is currently under development to convert existing into and construct new residential units. This application seeks amendments to that previously approved (2015/4123/L) and includes the conversion of the former library in to a 4 bed single residential unit; demolition and rebuilding of the rear single storey extension, replacement of the existing timber floor with a concrete floor slab at ground floor level, installation of services, damp proofing and insulation systems.

The proposed works have been sensitively designed to complement the existing fabric, character and materials of the building. Harm will be caused by some elements of the proposal; however this is outweighed by the enhancement and upgrading of historic fabric and ensuring a sustainable viable use for the building. The proposed development is therefore considered to preserve the appearance, and hence the special interest of the grade II listed building.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation. Historic England responded with a letter of flexible authorisation duly stamped and signed on behalf of the Secretary of State dated 23/11/2016.

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, 56-68 and 126-141 of the National Planning Policy Framework.

2 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,

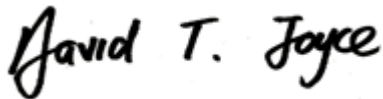
access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 5 Pancras Square, London, N1C 4AG, (tel: 020-7974 6941).

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce  
Executive Director Supporting Communities