

Ms Kate Falconer Hall
Montagu Evans
5 Bolton Street
London
W1J 8BA

Application Ref: **2016/5953/L**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

23 December 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
The Chapel
Kidderpore Avenue
London
NW3 7SU

Proposal:

Internal alterations to planform at all floor levels, introduction of damp proofing and insulation systems at the lower ground floor, external alterations to layout of private amenity space and the dismantling, removal and re construction of the portico (part retrospective).

Drawing Nos: Mount Anvil Cover Letter Dated 28.10.16, Mount Anvil Heritage Statement July 2015 with Oct 2016 addendum Statement (Parts 1-6), A&Q Design & Access Statement dated October 2016 (Part 1 & 2), Mount Anvil Letter dated 08.11.2016 re Internal Plaster Investigation & Proposals for renewal, Chapel Plaster report Hutton + Rostron Report 28.06.2016 21/12/2016, Updated Method Statement For Portico Dismantle by Barwin Ref E/7829, Mount Anvil Portico Sketches highlighting damaged stone, LB-CH-EX-ST-100 Rev 1 Existing Site Plan – Chapel, LB-CH-EX-200 Rev 2 Existing Elevations, LB-CH-EX-100 Rev 2 Existing Ground Floor Plan, LB-CH-EX-101 Rev 2 Existing Reflected Ceiling Plan, LB-CH-EX-102 Rev 2 Existing Roof Plan, 9000-DRG-03CH-LG910 Rev B Proposed Lower Ground GA plantroom, 9000-DRG-03CH-UG910 Rev B Proposed Upper Ground, 9000-DRG-02CH-EL902 Rev A Proposed West elevation, 9000-DRG-02CH-EL901 Rev A Proposed South elevation, 9000-DRG-02CH-EL004 Rev T1 Proposed East



Elevation and 9000-DRG-02CH-EL003 Rev T1 Proposed North Elevation.

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 to the Chapel:

- 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) The junction between the proposed mezzanine and the historic fabric of the listed building shown at a scale of 1:5 including fixing method.

- d) Works to all historic joinery including but not limited to dado panelling and parquet flooring.

- e) New joinery especially as it is joined to historic fabric.

- f) Details of all new balustrading on the mezzanine floor including a 1m x 1m sample of the proposed glazing.
- g) The junction between the external wall of the Chapel building and the new extension.
- h) All works to the decorative ceiling.
- i) Any underpinning and structural works to the building, including method statements and details of materials and techniques to be used as well as a report detailing the impact upon historic fabric and finishes.
- j) Report of the stone portico to highlight areas of repair, repair techniques and reinstatement methodology. Any stones to be replaced will be subject to approval from the local planning authority in consultation with Historic England. Samples to be provided if stone is to be replaced.
- k) Any upgrading works to satisfy Building Control including noise insulation and fire separation.
- l) Roof repairs demonstrating materials and techniques to be used, including the upgrading of insulation.
- m) Internal joinery and plasterwork detailing, including how and where new and existing will be reinstated following the insertion of insulation
- n) Flooring, including the upgrading of insulation; lowering and build up detailing - sample of replacement flooring required.
- o) All new external surfaces, railings, walls, gates and doors.
- p) Full recording of removed historic fabric to be submitted for recording purposes.

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 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 The Chapel. 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.

- 7 Details of all new internal and external doors and refurbishment works to retained doors insofar as they relate to the existing Chapel 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 The Chapel. 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.

- 8 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 Chapel which dates to 1928-9, designed in a Austere and restrained Classical style, by Percy Morler Horder and Verner Rees for the college and to commemorate Miss Anne Richardson, a former Vice Principal. It is constructed from rendered brickwork with a stone Doric portico, it has a rectangular plan with rectangular chancel which forms a semi-circular apse internally and has a shallow hipped roof with large projecting eaves. The Chapel was in use as part of the wider Kings College site and was previously used as a indoor sports venue. The site, including the Chapel has received planning permission and listed building consent for a residential development. This application seeks amendments to that previously approved (2015/4124/L) and includes the conversion of the former Chapel in to a single dwelling, including the insertion of a mezzanine, two storey side extension, installation of new window openings, external alterations to layout of private amenity space, the dismantling, removal and re construction of the portico, replacement of the existing timber floor with a concrete floor slab at lower 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; including removal of the parquet flooring, the introduction of damp-proofing and insulation, underpinning and removal of plaster; however the harm caused by these works are seen to be outweighed by the enhancement, upgrading of historic fabric and ensuring a sustainable viable use of the building. The proposed development is therefore considered to preserve the appearance, and enhance 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 and requested conditions be attached to the approval for further detail to be provided for the following; tanking, damp proofing, insulation, plasterboard and panelling, flooring, portico dismantling and stone removal. This letter was duly stamped and signed on behalf of the Secretary of State dated 06/12/2016.

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

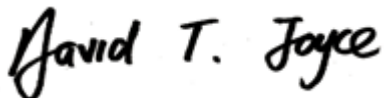
Development Policies.

- 2 Prior to the commencement of any soft strip works you are advised to contact the Council to agree that the works would constitute soft strip.
- 3 You are advised that in respect of condition 8 the presumption is that damp proofing should be achieved by a dry lining membrane system
- 4 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.
- 5 You are advised that any further works to this listed building will require submission of an application for listed building consent prior to works being completed. Works found to be completed without consent is a criminal offence and would be subject to Enforcement action.
- 6 You are advised that this approval does not permit works to the external render. A new application for Listed Building Consent will be required to alter, removal or upgrade the existing render.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities