

Stuart Willsher
Boyer Planning
15 De Grey Square
De Grey Road
Colchester
CO4 5YQ

Application Ref: **2016/3258/L**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

28 December 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:
Demolition and rebuilding of the front steps and lobby, underpinning main walls and foundations, reducing basement floor level by 300m and associated internal alterations

Drawing Nos: 53039-3 Skirting & Wood Trim Details; 53039-2 Hall Long Section B-B; 53021-10 Location & Site Plan; 53021-6 Existing & Proposed Elevations and Roof ; 53035-3 Existing & Proposed floor Plans; 53036-2 Diagonal section; 53036-3 Garden Floor Layout; Schedule of conditions, Prepared, further to inspection by Mr Grant Wright on 14/10/15; Heritage statement, prepared by Boyer dated June 2016; Basement screening assessment dated 20 April 2016, prepared by MLM Consulting Engineers Ltd; Basement screening assessment dated 15 August 2016, prepared by MLM Consulting Engineers Ltd; Basement impact assessment audit revision D1 November 2016, prepared by Campbell Reith; Basement impact assessment audit revision F1 December 2016, prepared by Campbell Reith.

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.

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. Underpinning works (LBC) were approved under reference: 2016/2195/L.

The current proposals involve the lowering of the basement floor and associated alterations to decorative finishes, alterations to the front steps, and internal repair works.

The principle of the lowering of the basement floor is acceptable, justified by the reduction in ceiling height caused by historic subsidence and by the fact that the existing floor is modern concrete screed and the proposed sunken areas do not affect the original staircase. The original shutter door is proposed to be retained and re-hung 170mm lower, which is acceptable. The works to the front steps are justified by the need to address the issues with water penetration, which was in evidence upon site inspection. The details provided for the repair works are acceptable.

The proposed works are justified by the long-term issues arising from subsidence issues, and are considered to preserve the building's special interest.

No objections have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

Historic England has issued an authorisation to determine this application.

The Council for British Archaeology decided to take no further action on this proposal.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

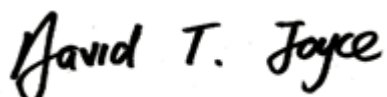
The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies of the London Plan 2016 and the National Planning Policy Framework 2012.

- 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, Camden Town Hall, Argyle Street, WC1H 8EQ (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, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

You can find advice about your rights of appeal at:

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

Yours faithfully



Executive Director Supporting Communities

2016/3258/L

David Joyce
Executive Director Supporting Communities