

Miss Kate Falconer  
Montagu Evans  
5 Bolton Street  
London  
W1J 8BA

Application Ref: **2016/6022/L**  
Please ask for: **Rachael Parry**  
Telephone: 020 7974 **1443**

12 January 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Kidderpore Hall**  
**Kidderpore Avenue**  
**London**  
**NW3 7SU**

Proposal:

Internal alterations to plan form at all floor levels, removal of floor covering and insertion of replacement concrete slab at lower ground floor level, roof repairs, introduction of damp proofing and insulation works throughout and upgrade acoustic performance at upper ground floor level, associated structural works.

Drawing Nos: Site Location Plan 157780-LB-KH-EX-ST-100 Rev1  
Addendum Heritage Statement by Montagu Evans dated November 2016  
Structural Appraisal by Tully De'Ath dated 24th May 2016  
Design and Access Statement by AQP

Existing Drawings:

15778-LB KH EX 100 Existing Layouts: Lower Ground & Ground Rev 1 1: 100  
15778-LB KH EX 101 Existing Layouts: First & Second Rev 1 1: 100  
15778-LB KH EX 102 Existing Layouts: Roof Rev 1 1: 100  
15778-LB KH EX 200 Existing Elevations Rev 1 1: 100  
15778-LB KH EX 201 Existing Elevations Rev 1 1: 100



Proposed Drawings:

9000-DRG-03KH-LG910\_Rev\_B Kidderpore Hall Lower Ground Floor Level Proposed GA Plan

9000-DRG-03KH-UG910\_Rev\_C Kidderpore Hall Upper Ground Proposed GA Plan

9000-DRG-03KH-01910\_Rev B Kidderpore Hall Level 01 Proposed GA Plan

9000-DRG-03KH-02910 Kidderpore Hall Level 02 Proposed GA Plan

15230 9000-DRG-03KH-RF010 Rev T2 Proposed Roof Plan

9000-DRG-02KH-EL001 Rev T2 South Elevation as Proposed

9000-DRG-02KH-EL002 Rev T2 West Elevation as Proposed

9000-DRG-02KH-EL003 Rev T1 North Elevation as Proposed

Structural drawings:

9100-DRG-00YY-DE001 Rev B Generic Builderswork Wall Pens and Lintel 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 Rev B Timber Joists Vulnerable

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 Rev A New Timber Floors and Steelwork

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

9100-DRG-00YY-DE011 Rev A 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-03KH-LG900A-Existing Floor Plans Sheet 1 of 2

9100-DRG-03KH-RF900A-Existing Floor Plans Sheet 2 of 2

9100-DRG-00KH-LG001A-Proposed Lower Ground Floor Details

9100-DRG-03KH-LG001D-Level LG Proposed Floor Plan

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

9100-DRG-03KH-01001B-Level 01 Proposed Floor Plan

9100-DRG-03KH-02001B-Level 02 Proposed Floor Plan

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

Roof repair drawings:

9000-DRG-00GN-DE016 Rev T2 Typical Roof Treatment and Renovation

9000-DRG-03KH-RF910 Rev A Proposed Roof Plan

9000-DRG-00GN-AL040 Rev T1 Façade Renovation

Letter and Photographs re replacement slate dated 05.10.16 from Mount Anvil

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 before commencement of the relevant part of works at Kidderpore Hall:

- 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) The refurbishment of the historic laylight at second floor including any details to incorporate artificial lighting to highlight this feature.

- e) Any upgrading works to satisfy Building Control including noise and sound insulation and fire separation. To include sections identifying impact or removal of historic fabric

- f) Internal joinery and plasterwork detailing, including how and where new and existing will be reinstated/retained in-situ following the insertion of insulation- to include blocked up doors.

- g) The new secondary staircase that shall include drawings at a scale of 1:10.

- h) The modifications to existing railings, balustrading, parapet walls to be used as a balustrade and drawings of all new railings.

i) Suspended ceilings and raised floors.

j) Rooflights and walk on glazing; to include construction and attachment to/impact upon/loss of historic fabric

k) Flooring, including the upgrading of insulation; lowering and build up detailing - and details of retained and replacement flooring

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 Kidderpore Hall. 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 1:5 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, 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 works to Kidderpore Hall.

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.

- 9 Existing doors and windows are to be retained on existing hinges and in the same opening direction.

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 dwellinghouse dating from 1843 and designed by T Howard for John Teil, finished in stucco under slate roofs. It is of two storeys with a basement and attic with bays and portico with Ionic columns. It is attached on its south-east side to the Maynard Wing. Kidderpore Hall forms part of the wider King's College site which has permission for a major residential conversion and new-build scheme, which is currently being implemented.

This application seeks amendments to the existing listed building consent(ref 2015/4116/L) and includes the conversion of the former Hall into 2 self-contained units; internal alterations to plan form at all floor levels, removal of floor covering and insertion of replacement concrete slab at lower ground floor level, roof repairs, introduction of damp proofing and insulation works throughout and the upgrade of acoustic performance at upper ground floor level and associated structural works.

The proposed works have been sensitively designed to complement the existing fabric, character and materials of the building. A limited level of 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.

No consultations were necessary for this application. The site's planning history has been taken into account when coming to this decision.

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.

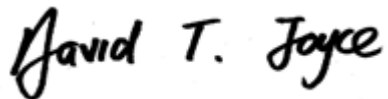
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Prior to the commencement of stripping out works, you are advised to obtain the agreement in writing from the Council's conservation officer that the works do not impact on the special interest of the listed building and therefore do not require listed building consent.
- 4 You are advised that in respect of condition 8 of this listed building consent, the only acceptable method of damp-proofing for the listed building is a dry-lining membrane system.
- 5 You are advised that this listed building consent does not grant approval for changes to the vaults including dry lining or lowering of floor levels.
- 6 You are advised that any further works not covered by this listed building consent may the granting of planning permission and/or listed building consent prior to the commencement of such works. Any works found to be unauthorised may constitute a criminal offence under the Planning (Listed Buildings and Conservation

Areas) Act 1990 and are likely to be subject of enforcement action by the Council.

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