

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

Application Ref: **2016/4735/P**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

22 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
The Chapel
Kidderpore Avenue
London
NW3 7SU

Proposal:

Details of underpinning method statement required by condition 4 (i) of listed building consent 2015/4124/L dated 06/04/2016 for internal and external alterations in connection with conversion to a single dwelling, including the insertion of a mezzanine, a two storey side extension and installation of new window openings.

Drawing Nos: Kidderpore Avenue Chapel Cover Letter Condition 4i dated 24.08.16 from Montagu Evans; 15770-LB-CH-EX-ST-100_Rev 1 Site Location Plan; 9100-REP-016 The Chapel Structural Appraisal by Tully De'aAth dated 20.06.16; Working Methodology for Underpinning dated 15.08.16; Structural Intervention working Methodology Dated 19.08.16 143-95 Kidderpore Avenue Chapel Plaster report Hutton +Rostron Report 28.06.16 Mount Anvil Letter dated 08.11.2016 re Internal Plaster Investigation & Proposals for renewal 9100-DRG-04CH-VL001 Rev A Existing Elevations and Sections 9100-DRG-03CH-AL001 Existing Floor Plans 9100-DRG-03CH-FN001 Rev C3 Proposed Pile Setting Out and Foundation Plan; 9100-DRG-99CH-FN900 Piling Schedule; 9100-DRG-03CH-LG001 Rev C1 Proposed Lower Ground Floor; 9100-DRG-03CH-UG001 Rev C1 Proposed Upper Ground Floor; 9100-DRG-03CH-RF001 Rev C Proposed Roof



Plan; 9100-DRG-04CH-VL002 Rev A Proposed Sections and Elevations; 9100-DRG-04CH-VL003 Proposed Cross Sections; 9100-DRG-99YY-GN002 General Notes-Refurbishment of Existing Structures; 9100-DRG-99YY-GN010 Rev D Site Wide Existing Buildings Key and Member Schedules; 9100-DRG-00YY-DE001 Rev B Generic Builders work details for new services wall penetrations and lintel details, 9100-DRG-00CH-UG001 Mezzanine Construction Details, 9100-DRG-00YY-DE002 Generic Details for Timber Floors Penetrations, 9100-DRG-00YY-DE003 Generic Details for Concrete Floor Penetrations, 9100-DRG-00YY-DE004 Rev B Generic Details for Timber Joists vulnerable - subject to decay, 9100-DRG-00YY-DE005 Rev A Generic Details for Bresummer Floor Beam Repairs, 9100-DRG-00YY-DE006 Rev A Generic Details for Larger Openings in Walls, 9100-DRG-00YY-DE007 Generic Details for Ground Bearing Slab Reinforcement Principles, 9100-DRG-00YY-DE008 Generic Details for non-composite Metal Deck RC Floor, 9100-DRG-00YY-DE009 Rev A Generic Details for Timber Floors and Steelwork 9100-DRG-00YY-DE010 Generic Details for New and Existing Structural Timber Stud Walls, 9100-DRG-00YY-DE011 Rev A Generic Roof Repair Details, MS08 Updated Method Statement For Portico Dismantle by Barwin Ref E/7829, Letter from Montagu Evans re Portico Dismantle 03.10.16, Mount Anvil Portico Sketches highlighting damaged stone.

Informative(s):

- 1 This approval of details application is to clear details of the underpinning and structural works (condition 4i) of listed building consent ref 2015/4124/L dated 06/04/2016 for; Internal and external alterations in connection with conversion to a single dwelling, including the insertion of a mezzanine, a two storey side extension and installation of new window openings.

It is considered that the details submitted are sufficient to appreciate the works involved with the underpinning and structural works are in keeping with the principles of the overall consented proposal. No harm is caused to the special interest of the grade II listed building.

No consultations were necessary for this application. The site's planning history was 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 proposed development is in general accordance with policies CS5 and CS14 and of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66, and 126-141 of the National Planning Policy Framework.

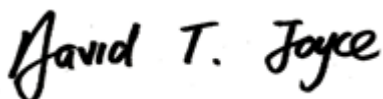
- 2 You are reminded that conditions 4 a-b, d-f, h, j and 5-8 of listed building consent 2015/4124/L are outstanding and require details to be submitted and approved.
- 3 This approval only permits repair works to the external render and not total removal or replacement. Works mentioned on the submitted drawings which require 'on site assessment and agreement of methodology' and replacement of timber rafters, wall plate and ceiling joists are not approved and should be discussed and agreed on site prior to commencement of works.
- 4 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).
- 5 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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