

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

Application Ref: **2017/0070/L**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

24 February 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

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

Proposal:

Details of lighting, suspended ceilings, roof repairs, underpinning and structural works, upgrading works for Building Regulations and flooring required by conditions 4 (a, b, e, g, h, i and k), 6, 7 and 10 and partial approval of 4(j) in respect of internal joinery and plasterwork of listed building consent 2016/5679/L dated 01/12/2016 (for internal alterations, demolition and rebuild of single storey rear extension, removal of floor covering and insertion of concrete slab, introduction of damp proofing and insulation works).

Drawing Nos: 9100-DRG-00YY-DE010 New and Existing Structural Timber Stud Walls
9100-DRG-00YY-DE011 Rev A Generic Roof Repair Details
9100-DRG-03SK-01900 Rev A Existing Floor Plans Sheet 2 of 2
9100-DRG-03SK-02001 Rev B Proposed 02 Floor Plan
9100-DRG-03SK-GF001 Rev C Proposed GF Floor Plan
9100-DRG-03SK-LG001 Rev C3 Proposed LG Floor Plan
9100-DRG-03SK-LG900 Rev A Existing Floor Plans Sheet 1 of 2
9100-DRG-03SK-MZ001 Rev B Proposed Mezzanine Floor Plan
9100-DRG-03SK-RF001 Rev B Proposed Roof Plan



9100-DRG-99SK-FN900-Piling Schedule
 9100-DRG-99YY-GN002-General Notes-Refurbishment of Existing Structures
 9100-DRG-99YY-GN010 Rev D Existing Buildings Key and Member Schedule
 9100-REP-013 Skeel Library Structural Appraisal 27 May 2016
 Condition 10 Newton Damp Proofing details
 Cover Letter Conditions 4 6 7 10 Montagu Evans 09.01.17
 Decision Notice 2016 3985 P for approval of Conds 4g, 6 & 7
 Decision Notice 2016_4734_P Condition 4h -Underpinning
 LB-SK-EX-ST-100 Rev1 Existing Site Plan - Skeel House
 Skeel Library Conditions Explanatory Note, Drawing schedule & Damp Proofing Details
 Brick Cleaning Sample Letter dated 28.09.16 from Mount Anvil
 Working Methodology for Underpinning dated 15.08.16
 Updated Work Methodology for Skeel House Extension with tree protection dated
 19.12.2016
 9100-DRG-03SK-01001B-Level 01 Proposed Floor Plan

9000-DRG-03SK-RF910 Rev A Proposed Roof Plan - repairs, new materials
 9000-DRG-04SK-SE001 Rev C1 Section AA Floor build up details
 9000-DRG-04SK-SE002 Rev C1 Section BB Floor build up
 9000-DRG-23SK-01030 Rev C1 01 Proposed power - lighting
 9000-DRG-23SK-02030 Rev C1 02 Proposed power - lighting
 9000-DRG-23SK-GF030 Rev C1GF Proposed power - lighting
 9000-DRG-23SK-LG030 Rev C1 LG Proposed power - lighting
 9000-DRG-23SK-MZ030 Rev C1 Mezz Proposed Power - lighting
 9100-DRG-00SK-DE001 Flitch Beam Details
 9100-DRG-00SK-LG001 Rev B Lower Ground Floor Sections Sheet 1 of 2
 9100-DRG-00SK-LG002 Lower Ground Floor Sections Sheet 2 of 2
 9100-DRG-00YY-DE001 Rev B New Services Wall Penetrations 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 Generic Details for Timber Joists Vulnerable
 9100-DRG-00YY-DE005 Rev A Generic Details for Bressummer Floor Beam Repairs

9100-DRG-00YY-DE006 Rev A Generic Details for Larger Openings in Walls
 9100-DRG-00YY-DE007- Ground Bearing Slab Reinforcement Principles
 9100-DRG-00YY-DE008- Non-Composite Metal Deck RC Floor
 9100-DRG-00YY-DE009 Rev A New Timber Floors and Steelwork
 9000-DRG-00GN-AL040 Rev T1 Facade Renovation
 9000-DRG-00GN-DE016 Rev T2 Typical Roof Treatment and Renovation
 9000-DRG-00GN-DE030 Rev T2 Dry Lining Details 1
 9000-DRG-00GN-DE031 Rev T2 Dry Lining Details 2
 9000-DRG-00GN-DE032 Rev T2 Dry Lining Details 3
 9000-DRG-00SK-DE001 Rev C1 Extension details
 9000-DRG-00SK-DE002 Rev C1 Typical Roof Details
 9000-DRG-00SK-DE003 Rev C1 Basement Floor Details 1
 9000-DRG-00SK-DE004 Rev C1 Basement Floor Details 2
 9000-DRG-00SK-DE005 Rev C1 - Suspended floor details
 9000-DRG-00SK-DE006 Rev C2 Upper Floor Details
 9000-DRG-02SK-EL001 Rev C1 Proposed South Elevation - repairs and construction
 details

9000-DRG-02SK-EL002 Rev C1 Proposed North Elevation - repairs and construction details

9000-DRG-02SK-EL003 Rev C1 Proposed East Elevation - repairs and construction details

9000-DRG-03SK-01010 Rev C1 Proposed 01 floor plan - suspended ceilings and wall finishes

9000-DRG-03SK-02010 Rev C1 Proposed 02 floor plan - suspended ceilings and wall finishes

9000-DRG-03SK-GF010 Rev C1 Proposed GF floor plan - suspended ceilings and wall finishes

9000-DRG-03SK-LG010 Rev C1 Proposed LG floor plan - suspended ceilings and wall finishes

9000-DRG-03SK-MZ010 Rev C1 Proposed MZ floor plan - suspended ceilings and wall finishes

9000-DRG-03SK-RF010 Rev C1 Proposed roof plan

Informative(s):

- 1 This approval of details application is to clear details of lighting, suspended ceilings, roof repairs, underpinning and structural works, upgrading works for Building Regulations and flooring required by conditions 4 (a, b, e, g, h, i and k), 6, 7 and 10 and partial approval of 4(j) in respect of internal joinery and plasterwork of listed building consent 2016/5679/L dated 01/12/2016 for internal alterations, demolition and rebuild of single storey rear extension, removal of floor covering and insertion of concrete slab, introduction of damp proofing and insulation works.

It is considered that the details submitted are sufficient to appreciate that the works involved with the above 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.

Public consultation was undertaken by placement of a press notice and site notice. No responses were received. 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 proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging London Borough of Camden Local Plan. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 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

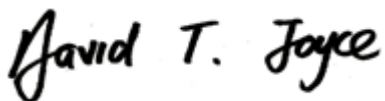
Certification may require a further application for listed building consent.

- 3 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.
- 4 You are reminded that conditions 4 c-d, f; 5, and 8-9 and full approval of 4j of listed building consent 2016/5679/L are outstanding and require details to be submitted and approved.
- 5 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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