

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

Application Ref: **2017/1148/L**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

13 March 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

Bay House
Kidderpore Avenue
London
NW3 7SU

Proposal:

Details of lighting, upgrading for building regulations works, suspended ceilings, floor upgrading and damp proofing required by conditions 4;a, e, g, h, i and 10 of listed building consent 2016/5936/L- dated 05/01/2017 (for internal alterations to plan form at all levels, alterations to openings at lower ground level, removal of floor covering and insertion of replacement concrete slab at the lower ground and mezzanine levels, introduction of damp proofing and insulation works and underpinning and associated structural works)

Drawing Nos: Cover Letter Montagu Evans PD10653/PB/KFH 27.02.17; A&Q Explanatory Note; 157780-LB-BH-EX-ST-100 Rev1 Existing Site Plan - Bay House
9000-DRG-23BH-LG030 C1 Level LG Proposed RCP; 9000-DRG-23BH-UG030 C1 Level UG Proposed RCP; 9000-DRG-23BH-MZ030 C1 Level MZ Proposed RCP; 9000-DRG-23BH-01031 C1 Level 01 Proposed RCP; 9000-DRG-23BH-02030 C1 Level 02 Proposed RCP
15230 900-DRG-03BH-LG010 C1 Level LG Proposed GA Plan; 9000-DRG-00GN-DE043 P1 Typical Basement Floor Details; AQP Description and Specification for Drained Cavity Damp Proofing. 9000-DRG-00BH-DE003 C1 Floor Details; 9000-DRG-00BH-DE005 C1 Floor Type Reference Plans (Sheet 1 of 2); 9000-DRG-00BH-DE006 C1 Floor



Type Reference Plans (Sheet 2 of 2); 9000-DRG-00GN-DE034 C3 Floor Build-up Details 1; 9000-DRG-00GN-DE039 C1 Typical Timber Separating Floor Details; 9000-DRG-00GN-DE046 C1 Bathroom & Ensuite Floor Build-up Details; Maynard Existing Floor Board Strategy REP-11MW-001 Revision 00 20.02.2017, 9000-DRG-23BH-01030 C1 Level 01 Proposed RCP; 9000-DRG-00GN-DE030 C2 Dry Lining Details 1; 9000-DRG-00GN-DE031 C2 Dry Lining Details; 9000-DRG-00GN-DE032 C2 Dry Lining Details 3; 9000-DRG-03BH-01010 C1 Level 01 Proposed GA Plan; 9000-DRG-03BH-MZ010 C1 Level MZ Proposed GA Plan; 9000-DRG-03BH-UG010 C1 Level UG Proposed GA Plan; 9000-DRG-03BH-02010 C1 Level 02 Proposed GA Plan;

Informative(s):

- 1 This approval of details application is to clear details of lighting, upgrading for building regulations works, suspended ceilings, floor upgrading and damp proofing required by conditions 4;a, e, g, h, i and 10 of listed building consent 2016/5936/L-dated 05/01/2017 (for internal alterations to plan form at all levels, alterations to openings at lower ground level, removal of floor covering and insertion of replacement concrete slab at the lower ground and mezzanine levels, introduction of damp proofing and insulation works and underpinning and associated structural works)

It is considered that the details submitted are sufficient to appreciate 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.

No public consultation was necessary for this approval of details 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 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 reminded that conditions 4b, c, d, f, h and 5-9 of listed building consent 2016/5679/L are outstanding and require details to be submitted and approved
- 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, 5

Pancras Square, London, N1C 4AG, (tel: 020-7974 6941).

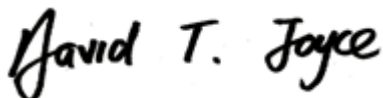
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.

- 5 The emerging London Borough of 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
Director of Regeneration and Planning