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ME15 6LE

Application Ref: **2017/0704/L**  
Please ask for: **Rachael Parry**  
Telephone: 020 7974 **1443**

3 March 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

Address:  
**94 Haverstock Hill**  
**LONDON**  
**NW3 2BD**

Proposal:

Details of full schedule of works, method statement, measured survey and a fireplace schedule and associated plan required by condition 6, 7 and 15 of respectively Listed Building Consent 2016/3225/L dated 23/09/2016 (for development of a mansard roof extension and internal elements).

Drawing Nos: 2163 Chesneys Classic Victorian; 1809rl Chesneys Victorian Corbel; 13366 Chesney's Britton No.1; 13368 Chesney's Britton No.4; Covering Note: Condition 15 Fireplaces 20.01.17; PL45 Proposed First and Second Floor Plan; PL42 Existing Front Elevation; PL43 Existing Side and Rear Elevations; PL41 Existing Second Floor Plan; PL40 Existing Access Level and First Floor Plans; Conservation structural engineer's advice by J.S Johnsons dated July 2016; Structural Method Statement from Morth Structures dated 23rd August 2016; S715 P1 Proposed Roof Sections and Details Sheet 1; S710 P1 Proposed Third Floor Sections and Details Sheet 1; S101 P2 Proposed Third Floor and Roof Layout; 2201-SK-002 Existing Masonry Wall Strengthening



The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Informative(s):

- 1 This approval of details application is to clear details of full schedule of works, method statement, measured survey and a fireplace schedule and associated plan required by condition 6, 7 and 15 of respectively Listed Building Consent 2016/3225/L dated 23/09/2016 (for development of a mansard roof extension and internal elements).

The submitted details show a schedule of works, measured survey and structural method statement, detailing the installation of steel beams, raising of chimneys and party wall, and repairs to defective brickwork of the building. The details are considered to be acceptable as they demonstrate that the special architectural and historic interest of the building will be preserved and maintained during construction 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.

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 all conditions relating to listed building consent 2016/3225/L granted on 23/09/2016 which need details to be submitted, have been approved.
- 3 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.
- 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

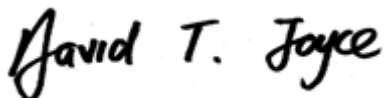
Pancras Square, London, N1C 4AG, (tel: 020-7974 6941).

- 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.
- 6 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 Planning and Regeneration