

Nigel Dexter
Savills
Savills
33 Margaret Street
W1G 0JD

Application Ref: **2016/6205/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

18 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

New End Nurses Home
29 New End
London
NW3 1JD

Proposal:

Removal of two buttresses on boundary wall between 29 New End and Lawn House and their replacement with new buttresses and associated re-rendering of boundary wall, temporary removal of lightwell and its like for like reinstatement following construction works.

Drawing Nos: 15031-AP-001, 15031-LB-001 A, 15031-X-001, 15031-0-001E, SK-BT01 P2, SK-BT03 P1, SK-BT04 P1, Heritage Impact Assessment - Replacement Buttresses (August 2016) KM Heritage, Structural Report : Reconstruction of Lawn House Buttresses Ref No: 24397 (10.10.2016) Fluid Structures, Desktop Arboricultural Method Statement Letter: 29 New End (30th October 2016) Landmark Trees, Responses to Campbell Reith re. History of the Lawn House Boundary Wall (26/01/17) Linton, Response to Campbell Reith (1 February 2017) Fluid Structures, Ground Movement Assessment 3D Model Report 0200-RPT-002-Rev02 (December 2016) A-squared Studio, Schedule of Condition (12 February 2016) Behan Partnership Ltd.



The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
15031-AP-001, 15031-LB-001 A, 15031-X-001, 15031-0-001E, SK-BT01 P2, SK-BT03 P1, SK-BT04 P1, Heritage Impact Assessment - Replacement Buttresses (August 2016) KM Heritage, Structural Report : Reconstruction of Lawn House Buttresses Ref No: 24397 (10.10.2016) Fluid Structures, Desktop Arboricultural Method Statement Letter: 29 New End (30th October 2016) Landmark Trees, Responses to Campbell Reith re. History of the Lawn House Boundary Wall (26/01/17) Linton, Response to Campbell Reith (1 February 2017) Fluid Structures, Ground Movement Assessment 3D Model Report 0200-RPT-002-Rev02 (December 2016) A-squared Studio, Schedule of Condition (12 February 2016) Behan Partnership Ltd.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 All work shall be carried out in accordance with the approved Arboricultural Method Statement.

Reason: To ensure the preservation of the amenity value and health of the Copper Beech.

- 5 The buttresses shall be completed within 6 months of implementation.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies CS5 and 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 The lightwell shall be reinstated within 6 months of implementation.

Reason: In order to safeguard the outlook from Lawn House whilst safeguarding 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 A condition survey of the boundary wall and flank wall between the site and Lawn House shall be submitted to and approved by the Council:

- i) Upon completion of the works
- ii) Upon completion of the works approved under 2012/3089/P.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies CS5 and 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 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, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 Compliance and Enforcement team [Regulatory Services], 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.
- 3 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a

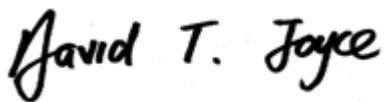
material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning