



Historic England

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Mr Matthias Gentet  
London Borough of Camden  
Development Management  
Town Hall  
Judd Street  
London  
WC1H 9JE

Direct Dial: 0207 973 3749

Our ref: L00631851

21 August 2017

Dear Mr Gentet

**Arrangements for Handling Heritage Applications Direction 2015 &  
T&CP (Development Management Procedure) (England) Order 2015  
2 A PILGRIM'S LANE , LONDON , NW3 1SL  
Application No 2017/4429/L**

Thank you for your letter of 3 August 2017 notifying us of the application for listed building consent relating to the above site. We do not wish to comment in detail, but offer the following general observations.

#### **Historic England Advice**

The proposal are to undertake repairs and remedial works to resolve water ingress issues in the flank elevations and to rebuild the boundary wall to this Grade II listed building. At present we feel there is insufficient information to provide a full understanding of the proposal.

The key element of the proposal we are concerned with relate to the side elevation that fronts onto Pilgrims Lane. The elevation has suffered from extensive water ingress, which has caused the timber framed structure to disintegrate and the brick infill to become dislodged. It's therefore proposed to remove and replace the affected timber and rebuild the brick infill.

We note that the inclusion of the structural engineers and timber specialist's report confirming the poor condition of the investigated timbers has been caused by the presence of wet rot. It remains unclear however the extent of the repair works required and whether the source of the water ingress that has caused the wet rot to this elevation has been identified. We would therefore advise that a detailed condition survey is undertaken to establish this.

It would also be helpful to have more information detailing the specification for rebuilding the brick infill and the removal and reinstatement of the stucco. The stucco could potentially have contributed to the deterioration of the timber and therefore having an understanding of its composition will highlight whether this needs to be



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addressed. Furthermore, if the brickwork has dislodged throughout the elevation the stucco could likewise be performing a structural role in supporting the brickwork in place of adequate mortar.

Detailed section and drawings showing how the elevation relates to any structural loads its supports (i.e. floors and ceilings) and how this will be affected by the repair, would also add to the understanding of the repair at hand.

Without this information we are unable to assess the effect of the proposal in relation to the significance of the application site and we will not therefore be able to advise further on this application.

Please let me have the necessary additional information in time for us to comment again before the application is determined. It would therefore be helpful if you could let me know the deadline for receiving our advice once the additional information has been provided.

**Recommendation**

Providing that the above issues are addressed, we would be minded to direct as to the granting of listed building consent. We therefore look forward to notification of the necessary revisions to the proposals.

Please note that this response relates to listed building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Yours sincerely



**Andrew Scott**

Assistant Inspector of Historic Buildings and Areas

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