

Mr Andrew Mazin
AMA Surveyors Ltd
Dephna House
24 - 26 Arcadia Avenue
London
N3 2JU

Application Ref: **2017/4071/L**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

30 August 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
The Tower
55 Fitzjohn's Avenue
London
NW3 6PH

Proposal:
Re-roofing, repairs and replacement of leadwork and roof tiles, re-pointing where necessary.

Drawing Nos: Location Plan; Roof plan; Photos taken which show existing roof condition;
Condition of Roof Report by AMA Surveyors;
Heritage Statement by AMA Surveyors; Design and Access Statement by AMA Surveyors;
Photos - sample of replacement tile; Roof tiles detail.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: Location Plan; Roof plan; Photos taken which show existing roof condition; Condition of Roof Report by AMA Surveyors; Heritage Statement by AMA Surveyors; Design and Access Statement by AMA Surveyors; Photos - sample of replacement tile; Roof tiles detail.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The site is a grade II listed building constructed in 1880-1881 and designed in a Gothic Baronial style by JT Wimperis for HF Baxter. Constructed from red brick and of three storeys with an attic and basement under tiled hipped roofs. The left-hand bay forms a tall stair tower with a pyramidal roof and weathervane.

The proposed works are limited to the roof only and include removal of the existing tiles and relaying those which can be salvaged or a like for like replacement tile; which has been seen and approved. Other associated repair works will be undertaken whilst access is available to this area of the building and include repointing where necessary to chimneys and replacement of lead work. The works are required due to water ingress and failure in some areas of the roof. Existing decorative features including finials, ridge pieces and the weathervane will be removed during the works and repositioned following completion. The works are considered necessary to ensure no further water ingress to the building and will be completed on a like for like basis. For these reasons the impact is not considered to result in harm to the special interest of the grade II listed building.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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.

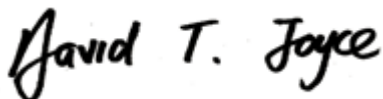
As such, the proposal is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 For the avoidance of doubt, the approved works include re-roofing but do not include any increase in height or additional insulation. The existing finials, ridge pieces, weathervane and other decorative details attached to the roof are to be retained and reinstated following the completion of the re-roofing.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 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.
- 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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