

Mr AARON FLETCHER  
Manica Architecture  
Unit F Flat Iron Yard  
14 Ayres Street  
London  
SE1 1ES

Application Ref: **2017/1554/L**  
Please ask for: **Alfie Stroud**  
Telephone: 020 7974 **2784**

14 September 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**43**

**Flask Walk**

**London**

**NW3 1HH**

Proposal:

Make good existing defective front facade render and install new lime render finish; replace non-original doorstep with stone; replace unconsented double-glazed windows with single-glazed.

Drawing Nos: OS Site Plan;

OS Block Plan;

SK-001\_Rev.B;

Design, Access & Heritage Statement, Rev. A (Manica Architecture).

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:

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 Reasons for granting Listed Building Consent [Delegated]:

The listed building is one of a pair of cottages of the early-nineteenth century, originally built with a timber frame, and external laths and lime render. The proposals arise from the failure of the existing non-porous sand and cement render applied across both cottages during the twentieth century, and from the need to reverse the unauthorised installation of double-glazed sash windows.

The proposals are for the application of a new layer of traditional hydraulic lime render, sealed against weather and fixed to the front façade of the building. The new specification will contain and stabilise the failing render, which cannot be removed without significant damage to the façade's timber structure, partly as a result of the EML (expanding metal lathe) mesh used to fix it. The additional build-up to the front façade will be in the order of 25mm, which is not considered great enough to harm the appearance of the building's architecture. It is necessary in order to avoid significant loss of historic fabric. Proposals for the removal and replacement of the defective render to the adjacent no. 45 have been approved under applications ref. 2016/3900/P & 2016/3901/L; the new layer at no. 43 shall therefore be feathered-back to meet the existing layer at the junction with no. 43, this resolution allowing the possibility of a seamless finish across the cottages, whether the existing render on no. 45 can be removed or must similarly be retained in-situ.

Two additional measures will be of great benefit to the appearance of the cottages, and enhance the special interest of the listed building: the replacement of the existing non-original concrete doorstep with a new stone step with a carved nose detail; and the replacement of the non-consented double-glazed sashes with single-glazed sashes exactly matching the dimensions of the more historic

windows still in place at no. 45. These enhancements of special interest ensure that any minor residual harm derived from the installation of the new render is wholly compensated.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and to conserving or enhancing the character and appearance of the Hampstead Conservation Area, under ss.16 & 72 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 The single-glazed sash windows should be installed at ground and first floor in accordance with the drawings hereby approved within a period of five months from the date of this decision. Should the works not be carried out within this time period the Council will proceed to issue a Listed Building Enforcement Notice which will formally require these works to be done.

Listed Building Enforcement Notices are served on all interested parties of a property; failure to comply with the terms of the Notice is a criminal offence for which a person/s convicted in the Magistrates' Court could be fined, on summary conviction up to £20,000, or an unlimited fine, if convicted on indictment for non-compliance with the Notice. Listed Building Enforcement Notices are permanently added to the Local Land Charges Register.

### 3 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

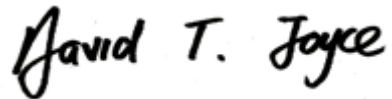
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 5 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.
- 6 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

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