

Mr Ronan Smith
Martin Arnold Ltd
4 Gunnery Terrace
The Royal Arsenal
Woolwich
London
SE18 6SW

Application Ref: **2016/2897/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

9 October 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
13 Mornington Crescent
Camden
London
NW1 7RG

Proposal:
Remedial works to brickwork, render and existing GRP cornices to front and flank walls
Drawing Nos:
Site Location Plan;
LQ-2015-DR-MA-SE-C00;
Photographic Schedule (Martin Arnold);
Condition & Repair Report (Nicholas Wheedon, HMDW Architects);
Heritage, Design & Access Statement, May 2016 (Martin Arnold).

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

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

Site Location Plan;
LQ-2015-DR-MA-SE-C00;
Photographic Schedule (Martin Arnold);
Condition & Repair Report (Nicholas Wheedon, HMDW Architects);
Heritage, Design & Access Statement, May 2016 (Martin Arnold).

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]:

13 Mornington Crescent is the end-terrace house of the central segment of a Grade-II listed Georgian crescent in Camden Town. The proposed remedial works would correct and repair damage arising from cementitious render and poorly-specified alterations and repairs in the past, which have resulted in water ingress and damage to brickwork and render.

Defective render and failing brickwork is to be carefully cut away and replaced, with an appropriate lime-mix specified. The top of the parapet wall has been coated in a failing cementitious render in the past, which has resulted in the almost total disintegration of the outer skin of poor-quality replacement brickwork beneath. This skin will be taken down and rebuilt anew in stock brick, with a new render applied and coping above. The extent of reconstruction is justified by the degree of damage already sustained, and the specified repairs are appropriately specified and will limit further harm without compromising the building's architecture. As such the special interest of the listed building will be preserved.

The application was advertised by placement of a press and site notice. No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 the setting of neighbouring listed buildings, and of conserving or enhancing the character and appearance of the conservation area under ss. 16, 66 & 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

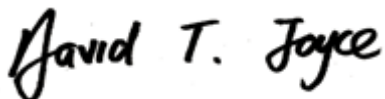
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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).
- 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 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