

Nicola Pratt

12, New End LONDON NW3 1JA

Application Ref: **2017/4956/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

13 October 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**12 New End
LONDON NW3 1JA**

Proposal:

Repairs to cracked panelling and staircase

Drawing Nos: Site plan, location plan, design & access and heritage statement, hall stairs and landings annotated rev

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: Site plan, location plan, design & access and heritage statement, hall stairs and landings annotated rev



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.

- 4 Before the relevant part of the work is begun, the following work shall be carried out, witnessed and approved in writing by the local planning authority:

- a) On the open-string section of the stairs between the ground and first floor, one of the overboards to be carefully prised up and then relaid to demonstrate that a) no harm is caused to the balusters and b) that the work can be reversed if necessary.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 (and D2 if in CA) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The site is a grade-II-listed town house of 1725, making a positive contribution to the Hampstead Conservation Area.

The applicant wishes to expose the stair treads by means of a carpet runner. The stairs are currently overboarded to conceal wear and the applicant wishes to remove these overboards, either to replace them with cosmetically superior overboards, or if possible to leave the original stairs exposed and reinstate smashed-off nosings and trims. All existing historic fabric will be retained, either to be repaired or re-overboarded.

Two flights of the stairs are open-string, with complicated, high-quality overboards that have been skilfully fretted around the balusters. It is a condition that one of these complex overboards be carefully pulled up and relaid, just to make sure that this operation a) can be carried out without harm to the balusters and b) can be reversed if the original stairs prove too far gone to expose.

In addition, it is proposed to carry out conservative repairs to cracks in timber panelling.

The proposed works will not harm the special interest of the grade-II-listed building.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

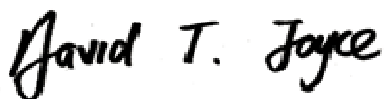
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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