

Mr Michael Berry  
Savills (UK) Ltd  
33 Margaret Street  
London  
W1G 0JD

Application Ref: **2017/6414/L**  
Please ask for: **Colette Hatton**  
Telephone: 020 7974

12 January 2018

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Flat A 18 Provost Road**  
**London**  
**NW3 4ST**

Proposal:

Works to alleviate damp and removal of rotten timbers.

Drawing Nos: Application Form, Design and Access and Heritage Statement, 102 (rev A)  
Existing and Proposed Elevations, Existing Floor Plan, Proposed Floor Plan, Specifications  
to repairs to brick walls (rev A), Proposed external drainage, Plan and damp meter  
readings, Site plan, Renlon letter

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: Design and Access and Heritage Statement, 102 (rev A) Existing and Proposed Elevations, Existing Floor Plan, Proposed Floor Plan, Specifications to repairs to brick walls (rev A), Proposed external drainage, Plan and damp meter readings, Site plan, Renlon letter

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:

18a Provost Road forms the basement of a grade II listed detached house in the Eton Conservation Area. The building was built circa. 1844 and is part of a set of five detached villas.

The basement flat has rising damp, and as a result wall timbers have rotten and plasterwork has become damaged.

The application proposes to insert a cavity drainage system in order to alleviate the damp and prevent the building from being further damaged by water ingress. The drainage system involves inserting a pump house and drainage channels into the concrete floor slab.

The proposals also include improving ventilation to the flat with the insertion of two air bricks to the side elevation. A French drain is also inserted outside the entrance door at basement level to channel water away from the building.

Damaged fabric is to be removed within the proposals, this includes the timber wall structures, it is proposed to replace the timbers with brick. The damaged plaster work is not historic, and is replaced on a like for like basis.

The proposals will not harm the special historical and architectural interest of the grade II listed building, and will protect the building from any further damage caused by water ingress.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. 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

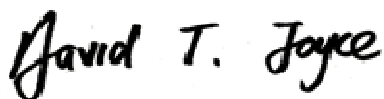
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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