

Mr Greg Wilson  
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London  
NW36HJ

Application Ref: **2017/4474/L**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

20 February 2018

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**10 Holly Village**  
**Swain's Lane**  
**LONDON**  
**N6 6QJ**

Proposal:  
Alterations to replace wooden window, door and stairs sections affected by dry rot.  
Drawing Nos: Site location plan; Hutton + Rostron Report dated 26 OCTOBER 2017.

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 location plan; Hutton + Rostron Report dated 26 OCTOBER 2017.

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 Prior to the removal of the underlying timber plates that are in contact with external masonry you shall contact the Council and arrange a site inspection with a conservation officer to examine the plate before agreeing if they need to be removed.

The works shall then be carried out in accordance with the agreed notes of the on site inspection.

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 proposal includes alterations to replace wooden window, door and stairs sections affected by dry rot. The scheme has been amended during the course of the application following advice from officers and Historic England.

The subsequent report by Hutton + Rostron confirms there is active presence of dry rot in the south-east re-entrant corner of the building, which is evident from ground floor to roof level. The dry rot appears to have infected all the softwood timbers in the area, which include the rafters (subject to further inspection), external decorative joinery, door frames, windows, lintels, skirting, floors (to some extent), and the lower flight of the stair between ground and first floor levels.

The report suggests the cause of the water ingress has resulted from the cumulative effect of blocked rainwater downpipes and gullies and the bridging of the physical damp-proof course by rising ground levels and planting. It is critical works are carried out to rectify this at the earliest opportunity, to arrest the water ingress, and allow the building to begin drying out. The report includes a number of general recommendations for future management of the roof and surface drainage, which are endorsed in order to avoid a similar reoccurrence in the future.

Historic England have authorised to determine the application for listed building

consent referred to above as you think fit however remain concerned that is the proposed removal of the all underlying timber plates that are in contact with external masonry and the level of intervention this would require. At present inadequate justification has been provided for these works and as such the consent will be subject to a condition relating to this element of the works.

There were no responses to public consultation which was undertaken through a site notice and press notice.

The site's planning history has been taken into account when making this decision 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

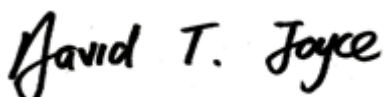
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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



Executive Director Supporting Communities

2017/4474/L

David Joyce  
Director of Regeneration and Planning