



ENVIRONMENT DEPARTMENT

London Borough of Camden
Camden Town Hall
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Nicola de Quincey
(Ref: NEH/JT/NDEQ)
John Thompson Associates
77 Cowcross Street
LONDON EC1 6BP

Our Reference: HB/9470158/R3
Case File No: E6/11/21
Tel.Inqu:
Charles Thuaire ext. 5562

Date:

11th August 1995

Dear Sir(s)/Madam,

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent

The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby grants consent for the execution of works referred to in the undermentioned Schedule, subject to the conditions set out therein.

This consent is given subject also to due compliance with the Town and Country Planning Act, any local Acts, regulations, building by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be consent by the Council thereunder. It does not modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. The granting of listed building consent does not remove the necessity of also obtaining planning permission where such permission is required.

Your attention is drawn (a) to the provisions of the London Building Act 1930/39 and the Building Regulations 1991 which must be complied with to the satisfaction of the District Surveyor, Engineering Services - Building Control, 6th Floor, Town Hall Extension, Argyle Street Entrance, Euston Road, WC1H 8EQ (tel: 071-413 6941) and (b) the Statement of Applicants Rights set out below.

SCHEDULE

Date of Original Application : 25th May 1994

Address : Former New End Hospital, New End, NW3

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Proposal : Alterations to buildings "A" and "B", together with the demolition of Buildings "C", "G", "H" and "I", the partial demolition of Buildings "D" and "E/F" and alterations/extensions to Building "E/F", as shown on drawing numbers AL(0)01D, 02D, 05C, 06B, 07A-10A, 11B-13B, 14A-16A, 17D, 18A, 19, 20A-23A, 24B, 25C-27C, 28B, 29D, 30C, 31B-35B, 36C, 37E, 38C, 39C, 40B-42B, 43, 44A, 45C, 46D, 47C, 48B, 49B, 52D, 53C, 54, 56, 58, 113B, 114A-116A, 125C-127C, 128B, 145C-147C, 148A, 149A, 151-156 & 219-227, AC(2)801A, 802A, 803, 804A, 806-808, 811A, 812, 813A, 814, 901A, 902A, 903, 905A, 906, 907, 908A, 909A & 911-913, and AA(2)701A, 702A, 703, 704, 705A-707A & 708, as revised by letters dated 15 July 1994, 21 September 1994 and 19 December 1994.

Standard Condition:

1. The works hereby permitted shall be begun not later than the expiration of five years from the date on which this consent is granted.

Reason for Standard Condition:

1. In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Additional Condition(s):

- 01 The works hereby approved are only those specifically indicated on the drawing referred to above.
- 02 In respect of block D, structural Engineers' drawings, indicating the intended method of ensuring the stability of the fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Council before the relevant part of the work is begun.
Before any work is undertaken in pursuance of this consent to demolish any part of the building, steps shall be taken and works shall be carried out in accordance with the approved structural engineers' drawings.
- 03 In respect of blocks A, B, E/F and the boiler house chimney, detailed drawings or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved by the Council before the relevant part of the work is begun:
 - a. all new external ironwork;
 - b. all new external joinery;
 - c. all repairs to external brickwork, stonework and render including repointing and cleaning;
 - d. all repairs to roof coverings and structure;

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- e. all alterations deemed to be necessary to satisfy the Buildings Regulations in relation to structural stability and means of escape in case of fire; and
- f. all new partitions, associated doorways and means of sub-dividing the interiors.
- 04 In respect of block B in particular, detailed drawings or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved by the Council before the relevant part of the work is begun:
- a. all new reinstated architectural ornament on the rear elevation;
- b. reinstated stone and iron balustrade staircase between ground and first floors; and
- c. roof lights and associated alterations to roof structure.
- 05 Within block B, suitable precautions must be taken to secure and protect the interior elements against accidental loss or damage during the building works and no such elements may be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior approval, in writing, of the Council. Particular regard should be given to the following items:
- a) fireplaces;
- b) moulded joinery; and
- c) decorative plaster.
- An inventory of fittings which are to be retained and protected shall be drawn up and agreed in writing with English Heritage before any works are carried out in block B.
- 06 In respect of block E/F in particular drawings or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved by the Council before the relevant part of the work is begun:
- a. alterations to windows and doors on the west and south elevations including the insertion of obscure glazing.
- 07 That all new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.
- 08 In respect of the new buildings including the reconstructed block C/D, detailed drawings or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved by the Council before the relevant part of the work is begun:
- a. all new external brickwork, stonework or render;
- b. all new external joinery; and
- c. all new ironwork.
- 09 In respect of the new buildings including the reconstructed block C/D, sample panels of facing brickwork showing the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the sample panels shall be retained on site until the work is completed and



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has been approved.

- 10 No works of demolition shall take place until contracts have been exchanged for the redevelopment of the site in accordance with a scheme for which full planning permission has been granted.

Reason(s) for Additional Condition(s):

- 01 In order to safeguard the special architectural and historic interest of the building.
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- 08 In order to safeguard the special architectural and historic interest of the building.
- 09 In order to safeguard the special architectural and historic interest of the building.
- 10 To protect the visual amenity of the area.

Informative(s):

- 01 The details to be submitted pursuant to additional conditions 02, 03(a-f), 04(a-c), 05(a-c), 06(a), 08(a-c) & 09 will be considered by this authority in conjunction with the Historic Buildings and Monuments Commission (London Division).

Yc

Director,
Environment Department
(Duly authorised by the Council to sign this document)



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STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT, OR GRANT OF CONSENT SUBJECT TO CONDITIONS.

1) If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, the applicant may appeal to the Secretary of State for the Environment in accordance with Sections 20 & 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ).

The Secretary of State has power to allow a longer period for the giving of notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

2) If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of works which have been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3) In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.