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Butler Hegarty Architects

Catherine Bond
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall Judd Street London WC1H 9JE

14th August 2018

Ref: 24 Church Row London NW3 6UP

Application ref:

Email: Catherine.Bond@camden.gov.uk

Dear Catherine,

We write at this time to enclosing an LBC application for the proposed new third floor and associated works at 24 Church Row.

As you are aware, the removal of the original third floor was unauthorised and a modern replacement floor has been installed. It is in this context that we have now prepared the enclosed application for listed building consent.

We entered into initial pre-application discussions with Historic England to discuss a range of internal works, which include the 3rd floor remediation strategy, as part of the 'thematic approach' to the overall remediation strategy for the property. We attach their pre-application feedback, which was sent previously with Turley's letter dated 23rd May 2018 on the subject of the 3rd floor; we await your reply.

Meanwhile, as far as we are aware, Historic England take the view that the irreversible nature of the previous works to the 3rd floor rear room means that the loss of original fabric and authenticity cannot be fully recovered through any proposed remedial works. On that basis, we have considered a range of potential options, with the application scheme being the optimum approach in the particular circumstances of this case. In considering the merits of the chosen scheme, Historic England "*consider the proposed interventions (contained within the accompanying LBC) to be a carefully considered and pragmatic solution that restores some of the building's integrity and demonstrates conservation best practice in the context of this complex situation.*"

Having reflected on the feedback from Historic England, we have decided to make this listed building consent application for the proposed new third floor structure. This approach, keeps the current application entirely separate from any other application(s) submitted for other internal works. Importantly, the application for the new third floor construction and associated works does not seek to remove the original floor structure and we recognize that it cannot be seen as full remediation of the damage as a like-for-like replacement of the material previously removed.

Nevertheless, if the proposals for the replacement of third floor structure as contained in this LBC can be approved, authorised works will be in place for new work, which would significantly improve the listed building's integrity and minimize and mitigate the impact of the

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previous works on its special interest. Accordingly, the aim of this LBC is to help resolve any potential procedural issues quickly and allow the completion of the overall remediation works in a timely manner. The scaffolding to the rear, which is being erected to facilitate the now approved external envelope works (See applications ref: 2018/1389/L and 2018/0775/P dated 08/06/2018) could help significantly with the implementation of the proposed replacement third floor structure (and associated works), as it would provide both access and potential lifting gear to aid the installation of the large timber sections that are required for the replacement floor structure. This would avoid the need to move timber through the building and, therefore, help protect it from accidental damage during the execution of the remediation works. This approach will also aid safe methods of working to install the large bresummer beams.

In summary, this LBC application seeks to address, as far as possible, the harm caused to the special interest of the listed building resulting from the previously undertaken works to the third floor structure in the rear room.

If you would like to discuss further either the accompanying application or the procedural issue that this application raises please do not hesitate to contact us. Meanwhile, we await your response.

Yours sincerely



Gary Butler
For Butler Hegarty Architects

CC. Ramesh Depala, London Borough of Camden,
Sarah Freeman, Historic England.