Ms Elizabeth Martin Direct Dial: 020 7973 3763

London Borough of Camden

2nd Floor, 5 Pancras Square Our ref: L00972160

c/o Town Hall

Judd Street

London

WC1H 9JE 9 October 2018

Dear Ms Martin

**Arrangements for Handling Heritage Applications Direction 2015**

**40 WELL WALK LONDON LONDON NW3 1BX**

**Application No. 2018/4370/L**

Thank you for your letter of 28 September 2018 regarding the above application for listed building consent. We do not wish to comment in detail, but offer the following advice to assist your authority in determining the application.

**Historic England Advice**

We note that the proposals include the injection of chemical damp proofing around the brickwork of the Grade II\* building at 40 Well Walk to create an impermeable damp proof course.

Damp proof injecting often exacerbates, rather than resolves, damp issues in historic buildings. The impervious nature of the injected sealants prevents the natural breathability of buildings and often leads to deterioration of the surrounding historic fabric. We therefore recommend that further investigations are undertaken by a conservation specialist to determine the cause of the damp and provide more sensitive solutions to address this issue. We are content for this element of the scheme to be covered by condition should your Council be minded to approve the application.

**Recommendation**

Your Authority should take these representations in account and determine the application in accordance with national and local planning policy and in consultation with your specialist conservation advice. We have drafted the necessary letter of authorisation for your Authority to determine the application as you see fit and have referred this to the National Planning Casework Unit (NPCU) (copy attached). You will be able to issue a formal decision once the NPCU have returned the letter of authorisation to you, unless the Secretary of State directs the application to be referred to them.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service’s published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

The full GLAAS consultation criteria are on our webpage at the following link:

https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/

Yours sincerely



**Alasdair** **Young**

Inspector of Historic Buildings and Areas

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