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**From:** Bakul Patki [REDACTED]  
**Sent:** 30 January 2019 17:42  
**To:** Hatton, Colette; Henry, Kate  
**Subject:** CORRECTION - Re: 2018/5541/P & 2018/5622/L - 8 Kelly Street

Hi Both,

sorry - I've just had a call from one of the plaster suppliers who told me he'd given me the description in error as he's sales rather than technical.

Apparently it's not non-hydraulic lime plaster, as this doesn't dry so well and so we may not get a guarantee from the damp proofing companies, which has insurance implications.

Have pasted the entire email below, with correction so please refer to this rather than the previous one.

Thanks very much again,

Bakul x

Hi Colette, Kate,

Thank you both so much for the feedback - it's really helpful and I think I'm probably able to come back with the fully amended application based on all of that very soon.

I think there was just one point I wasn't clear on. For clarity, I've listed every as per last week - with updates in red.

If you can respond to this / let me know this all now sounds OK, I'll amend the application and get it back to you as soon as possible - likely Monday.

Thanks so much again and hope you're having a great week.

Bakul x

- Rear elevation: Sill should remain in situ (as per earlier email correspondence)

Noted - thanks

- Rear extension: Option 2 (plan RE016) is the preferred option.

Noted - thanks

Can you provide more clarification on why you need additional insulation at roof level

Sorry I somehow missed this part of the question last week.

The roof (as with much of the house) has been terribly neglected - and this part itself has been badly built. It is currently not insulated at all - so it's a matter of essential/basic insulation, rather than additional unfortunately.

and why it can't be accommodated internally?

As per my initial response last week, I've double checked and under the ceiling wasn't an option because we had been advised by a number of roofers that we needed a warm insulation system, which means the insulation has to sit between the the top of the ceiling and the roof cover, rather than in the rafters. I think this was the system that building control also said they preferred. (The building officer assigned to me has now left the council, and I hope to be able to speak with the new officer tomorrow to double check this.)

However, I've managed to find an insulation company who say they have a new hybrid system that may reduce the build-up height of the roof, from what is currently expected. I'm going to meet him tomorrow at the property to see whether this is the case and whether, if the build up height can be reduced, we can meet the up-stand requirements without touching the sill. The problem would come if the build up height still required the up-stand to cover some of the sill - in which case it would still need to encase it entirely, to prevent damage to the sill.

If this works then of course we'll go ahead and do that, but if it isn't a solution, is Option 2 (plan RE016) acceptable?

- **Colette** - The meeting with insulation expert was really positive and he has told us we have just enough space to fit the up-stand in under the sill, if we use the new system.

- We will amend the plans accordingly.

NB - This should be fine, but only allows for a small tolerance, so should we encounter any issues along the way I'll update you before we do anything else.

- Obviously I understand the importance of the sill in terms of conservation, but also I also have no desire to cover the sill, either aesthetically or financially, but until now there just didn't seem to be another option. We intend to make this work, but I just wanted to flag the above for transparency.

- Ground floor: the creation of the WC involves demolition of part of the rear elevation and the loss of an historic door width. The position of the WC also alters the historic floor plan by spanning both an historic and more recent part of the building. The plans should be revised so that the WC is either fully in the kitchen or the rear extension and the historic door opening should remain as it is.

Thanks for this.

Without forcing the issue, I wanted to ask whether this is at all open for discussion?

I only ask because I believe there are other properties on the road, who have opened up at that point of the rear elevation for the entire width of the extension. Also I'm not sure whether the current doorway is entirely original/historic - as so much work was done to that particular area when the stairwell was moved out of the kitchen into the front room/previous hallway area - and the bulkhead was put into the kitchen ceiling to accommodate the bathroom at mid-level.

Is it worth my investigating this further? If the decision here is final, then of course we'll try to find an alternative, but I wanted to check.

- **Colette** - Thanks for the feedback on this.

- **Kate** - You mentioned we could remove the new WC from the application and deal with it later. We've tried several designs and it doesn't look like we can fit it on the ground floor with out either putting it into

the kitchen area and being in breach of building regs (in terms of ventilation), or putting it in the extension and effectively making the space really inflexible. So I think we will just remove it for now so as no to delay the rest of the application.

- Can I just check - if we find an alternative design that works in the next week or so, could it be considered an amendment to the previous application? Or is it just considered an entirely new application. Basically is it still likely to take the standard 8 weeks?

- Damp proofing: According to the Renlon report there are a number of factors contributing to the damp problem within the building. We suggest all measures are taken to remove the causes of the damp and that the rotten timbers are replaced. Ordinarily in historic buildings we do not support the application of renders that claim to prevent damp, as they can often exacerbate the damp problem. Furthermore, if the causes of the damp are effectively dealt with, there should be no reason for an inappropriate render to be applied to the building. As a result, this element of the proposal should be omitted.

Thanks for the feedback. We will absolutely be dealing with all the contributing factors to eliminate them.

Just a couple of questions regarding the render issue:

- Is it all render you do not support, or modern materials render. ie. if there is a natural lime render that does the job, would that be acceptable? (I don't actually know if this exists but will check!)
- There are areas in the house that are all new materials - i.e. the kitchen would have been worked on at the time the stairs were moved, the bulk head introduced and the window turned into a door - as well as the (relatively recent) extension. If we need to render here following the damp proof treatment, would that be acceptable?
- Do you have anything you might be able to suggest from your experience that might work as alternative to render if all kinds are unacceptable?

I'm speaking with the damp companies who came to visit and prepare reports for us (including Renlon), and who all made a point of needing some kind of render after the damp proof injection, in order to make the space inhabitable within a reasonable period (apparently it may take a year or more to dry otherwise sure to the severity of the damp), and in order to be able to supply electricity and heating safely.

I have asked them to give me detailed feedback on this, following your notes, and to let me know what alternatives there may be. I'll share that as soon as I have it.

- **Colette** - Thanks very much for the feedback on this.

- I've now found a couple of suppliers of breathable lime plaster, which doesn't hold any damp in and allows the wall to breathe and dry naturally.

- Both have supplied many listed buildings from residential to English Heritage etc...

- We've also now managed to find a damp specialist who will guarantee their DPC work with lime plaster - so that all seems resolved.

- I'll amend the application to say breathable lime plaster, rather than render. Could you just let me know if that wording is OK?

- General internal repairs: Repair work should match the existing. If the walls and ceilings are covered with laths and plaster, then all remedial work should match.



Noted - thank you.

Historic cornices should not be removed, however if sections are beyond repair, then only these sections should be replaced to match the historic cornice.

Noted. We have already contacted a specialist about this. Any cornices that can be repaired rather than replaced will be. And of course anything that's intact will remain.

Any joists and floor boards that have not been affected by the damp issues should remain in situ.  
re: Joists - noted.

re: floorboards - the only place there are floorboards of any kind is the living room, and these aren't original/historic. Do they need to remain?

We have checked and there are no other floorboards in the house.

- **Colette** - I think this is the only bit I've not had a response on. The floorboards in the living room are definitely not original - it looks like they were laid after the joists in the living room were replaced (these are all relatively new) and/or when the stairs were moved forward. There very few intact and there a large patches where chipboard has been used instead.

- Could you confirm whether we are OK to remove these? (There are no boards anywhere else in the property.)

- Roof: Spanish tiles are acceptable, on balance

That's brilliant and much appreciated.

- Changes to rear boundary wall: acceptable

Thank you - that's brilliant too. I had to go to the supermarket to check about the knotweed and heir yard ground level is higher than mine, so effectively the current wall is only at chest height - making that a serious security, not just aesthetic, concern. So that's a great relief. Thanks again!

Moving forwards, if you can provide final plans which reflect the comments above I should be in a position to recommend approval of the applications.

Thanks so much. As soon as I've had feedback on the above I'll amend the plans accordingly.

On Tue, 29 Jan 2019 at 16:53, Hatton, Colette <[Colette.Hatton@camden.gov.uk](mailto:Colette.Hatton@camden.gov.uk)> wrote:

Hi Bakul,

Thanks for looking into lowering the roof, I look forward to hearing if there is a solution.

With regard to the opening to create the W.C, we normally try to retain the external envelope of listed buildings as it's an important component of the historic plan form. It might be that other houses on the street have altered the opening here, but it might be that the circumstances were different – for example, the opening had already been altered before the building was listed – which is the case with the doors leading from your kitchen to the garden.

In response to your question about render, concrete renders are not appropriate within listed buildings as they trap moisture and lead to further damage. A lime plaster would be more suitable for the internal walls of the building.

I hope that's helpful.

Kind regards,

Colette Hatton  
Planner (Conservation)

Telephone:



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**From:** Henry, Kate <[Kate.Henry@camden.gov.uk](mailto:Kate.Henry@camden.gov.uk)>  
**Sent:** 29 January 2019 13:09  
**To:** Hatton, Colette <[Colette.Hatton@camden.gov.uk](mailto:Colette.Hatton@camden.gov.uk)>  
**Subject:** FW: 2018/5541/P & 2018/5622/L - 8 Kelly Street

Hi Colette,

Are you able to answer Bakul's questions as they're mostly heritage related.

Thank you ☺

Kate Henry  
Senior Planner  
(Tue, Wed, Thu, Fri)

Telephone: 020 7974 3794



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**From:** Bakul Patki [REDACTED]  
**Sent:** 23 January 2019 17:22  
**To:** Henry, Kate <[Kate.Henry@camden.gov.uk](mailto:Kate.Henry@camden.gov.uk)>

**Cc:** Hatton, Colette <[Colette.Hatton@camden.gov.uk](mailto:Colette.Hatton@camden.gov.uk)>  
**Subject:** Re: 2018/5541/P & 2018/5622/L - 8 Kelly Street

Hi Kate, Colette,

hope you're both really well.

I'm back in the country and have gone through your feedback properly now. I'm having to do some further investigation on some of the points, but in the meantime, wanted to respond with as much detail as possible. I also have a couple of questions.

I've put notes under your notes below, just for clarity.

Look forward to you feedback - thanks very much in advance - and all the very best,

Bakul x

- Rear elevation: Sill should remain in situ (as per earlier email correspondence)

Noted - thanks

- Rear extension: Option 2 (plan RE016) is the preferred option.

Noted - thanks

Can you provide more clarification on why you need additional insulation at roof level

Sorry I somehow missed this part of the question last week.

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However, I've managed to find an insulation company who say they have a new hybrid system that may reduce the build-up height of the roof, from what is currently expected. I'm going to meet him tomorrow at the property to see whether this is the case and whether, if the build up height can be reduced, we can meet the up-stand requirements without touching the sill. The problem would come if the build up height still required the up-stand to cover some of the sill - in which case it would still need to encase it entirely, to prevent damage to the sill.

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Thanks for this.

Without forcing the issue, I wanted to ask whether this is at all open for discussion?

I only ask because I believe there are other properties on the road, who have opened up at that point of the rear elevation for the entire width of the extension. Also I'm not sure whether the current doorway is entirely original/historic - as so much work was done to that particular area when the stairwell was moved out of the kitchen into the front room/previous hallway area - and the bulkhead was put into the kitchen ceiling to accommodate the bathroom at mid-level.

Is it worth my investigating this further? If the decision here is final, then of course we'll try to find an alternative, but I wanted to check.

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Thanks for the feedback. We will absolutely be dealing with all the contributing factors to eliminate them.

Just a couple of questions regarding the render issue:

- Is it all render you do not support, or modern materials render. ie. if there is a natural lime render that does the job, would that be acceptable? (I don't actually know if this exists but will check!)
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I have asked them to give me detailed feedback on this, following your notes, and to let me know what alternatives there may be. I'll share that as soon as I have it.

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Noted - thank you.

Historic cornices should not be removed, however if sections are beyond repair, then only these sections should be replaced to match the historic cornice.

Noted. We have already contacted a specialist about this. Any cornices that can be repaired rather than replaced will be. And of course anything that's intact will remain.



Any joists and floor boards that have not been affected by the damp issues should remain in situ.

re: Joists - noted.

re: floorboards - the only place there are floorboards of any kind is the living room, and these aren't original/historic. Do they need to remain?

We have checked and there are no other floorboards in the house.

- Roof: Spanish tiles are acceptable, on balance

That's brilliant and much appreciated.

- Changes to rear boundary wall: acceptable

Thank you - that's brilliant too. I had to go to the supermarket to check about the knotweed and heir yard ground level is higher than mine, so effectively the current wall is only at chest height - making that a serious security, not just aesthetic, concern. So that's a great relief. Thanks again!

Moving forwards, if you can provide final plans which reflect the comments above I should be in a position to recommend approval of the applications.

Thanks so much. As soon as I've had feedback on the above I'll amend the plans accordingly.

If the downstairs WC issue is up for discussion, but is likely to take time, is there any way of 'separating' it from the application so we might be able to make the required amends to the application plans, and begin works on the roof, damp, electrics?

Thanks very much again,

Bakul x

On 18 Jan 2019, at 12:30, Bakul Patki <[b@bakulpatki.com](mailto:b@bakulpatki.com)> wrote:

Hi Kate,

Thanks so much for your email and to you and Colette for your feedback.

I'm out of the country for work today and bit up against it, but I'll go through everything over the weekend and come back to you at the beginning of next week once I've reviewed the notes and amended the application.

I'll also send you proper details regarding the insulation of the extension. If my memory serves me, insulating inside the room / under the ceiling wasn't an option because we had been advised by a number of roofers that we needed a warm insulation system, which means the insulation has to sit between top of the ceiling and the roof cover, rather than in the rafters. I think this was the system that building control also said they preferred. I think there might be a height issue in the room too. But, as I say, I'll double check the details on that and let you know.

Thanks very much again - hope you're really well and have a lovely weekend,

Bakul x

On 17 Jan 2019, at 13:59, Henry, Kate <[Kate.Henry@camden.gov.uk](mailto:Kate.Henry@camden.gov.uk)> wrote:

Good Afternoon,

**Re: 2018/5541/P & 2018/5622/L - 8 Kelly Street**

Thank you for your emails regarding the above and please accept my apologies for the delay in coming back to you.. Myself and Colette have now been through all the correspondence to date and we make the following comments on the applications:

- Rear elevation: Sill should remain in situ (as per earlier email correspondence)
- Rear extension: Option 2 (plan RE016) is the preferred option. Can you provide more clarification on why you need additional insulation at roof level and why it can't be accommodated internally?
- Ground floor: the creation of the WC involves demolition of part of the rear elevation and the loss of an historic door width. The position of the WC also alters the historic floor plan by spanning both an historic and more recent part of the building. The plans should be revised so that the WC is either fully in the kitchen or the rear extension and the historic door opening should remain as it is.
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- General internal repairs: Repair work should match the existing. If the walls and ceilings are covered with laths and plaster, then all remedial work should match. Historic cornices should not be removed, however if sections are beyond repair, then only these sections should be replaced to match the historic cornice. Any joists and floor boards that have not been affected by the damp issues should remain in situ.
- Roof: Spanish tiles are acceptable, on balance
- Changes to rear boundary wall: acceptable

Moving forwards, if you can provide final plans which reflect the comments above I should be in a position to recommend approval of the applications.

Kind regards

Kate Henry  
Senior Planning Officer  
Regeneration and Planning  
London Borough of Camden  
(Tue, Wed, Thu, Fri)

Telephone: 020 7974 3794

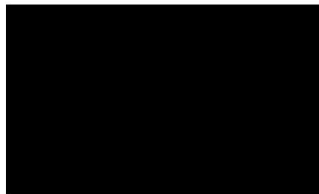
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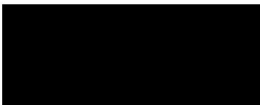
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