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Our Ref: 30777

Your ref: 2019/0243/P

Dear Sanchita

Repair and refurbishment of firefighters' cottages at West Hampstead Fire Station, West End Lane

I write in response to your email of 11th March 2019 in relation to the planning and listed building application submitted to enable the repair and refurbishment of the existing firefighters' cottages at the fire station – work that will enable the cottages to be brought back into beneficial use to accommodate firefighters employed by the London Fire Commission (LFC).

Following advice from the LFC's heritage consultant (Historic Building Advisory Service (HBAS)), referenced as relevant in this letter, we are pleased to respond (as below) to address the matters raised in your email with revised and additional information as appropriate:

	Officer Comments	LFC Response
General comments		
1	The party wall between House 1 and 2, and House 3 and 4 seem to be of thinner dimensions in the historic plan in the Heritage Assessment	It is unknown what the exact thickness of the party wall between each cottage is. But any discrepancy between drawings in this specific regard should have little material bearing on the application.
2	Has the agent tested out different parts of the cementitious render as per pre-application	A report from a specialist building restoration and conservation company (Stone Edge) (Enclosure 1) details the testing that has been carried out to the cementitious render. The recommended remedial

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	feedback dates from last year? What were the results?	works by this report are (i) the repair of the existing brickwork substrate and then (ii) the re-application of a lime based render coating. Detail is also at Method Statement 1H (Enclosure 7).
3	Internal detail of the house, cornices, mouldings, architraves need to be provided and an appropriate methodology to preserve these. Any reinstatement must consider preserving original historic fabric to the maximum and repair if required should be like for like of any original details.	<p>Profile drawings of architrave, picture rail, dado rail and skirting are provided at DWG 26849-13-B (Enclosure 2); over-stair cupboard and balustrade details are provided at DWG 26849-13-C (Enclosure 3); and details of existing and proposed doors are at DWG 26849-13-A (Enclosure 4).</p> <p>DWG 26849-13-D (Enclosure 5) and DWG 26849-13-D (Enclosure 6) show where the details at Enclosures 2-6 will be provided.</p> <p>Method Statement 2G (Enclosure 7) confirms that where architraves, picture rails, dado rails and skirting have been identified beyond repair or contaminated by fungal growth, they will be:</p> <ol style="list-style-type: none"> carefully removed and disposed of; and replaced as per drawing nos.26849-13 A-E (Enclosures 2-6) <p>It is noted that such items vary significantly in design, age and quality.</p> <p>Details of damp affected plaster are at DWG 26849-11 (Enclosure 12).</p>
4	Submit drawings of new or replacement architectural features , for example joinery and cornices, at a minimum scale of 1:20	Details of architectural features, their profile and methods of repair or replacement are provided at Enclosures 2-7 , as per item 3 above.
5	Electricity & Gas Meter Housings: Can these be avoided on the Front Elevation? They can be placed on the side or the rear of the house which will be not affect the appearance of the listed building	<p>There are options to provide a single service meter cabinet attached to either the southern flank elevation of the cottages or the adjacent boundary wall.</p> <p>If you could agree the principle of either approach, the drawings can be updated accordingly.</p>
6	Luminaires: Detailed specifications on the type of proposed luminaire to front elevation and rear extension	<p>For the fitting of such luminaires that do not affect the significance of the listed building, HBAS advise that this is normally outside the scope of what is controlled by the need for listed building consent. Thus this information has not been provided.</p> <p>Nevertheless, we would be pleased to provide this information under a condition (before any luminaire is installed) if considered reasonable to do so.</p>
7	Ventilation Extracts/Flue Extracts: The side elevation proposals are acceptable. In regards to the Rear Elevation, more discrete positions to locate	<p>Advice from HBAS is that the new vents/extracts required have little effect on the significance of the cottages, given the existing situation (of vents/extracts) and their position on the rear.</p> <p>Nevertheless, for the square shaped vent we can position it behind an air brick with a more sensitive appearance.</p>

	these should be explored, so as not to harm the character and appearance of the listed building	The circular boiler extract however cannot be reduced in size, relocated or reduced in efficiency through screening because of specific legislation relating to this.
8	Landscape: As mentioned in the pre-application comments, re-landscaping will bring great benefits to the setting of the listed building and must be considered. Reinstating the landscaping to the front elevation as per photo dated 1902 is recommended, however, even a smaller gesture is much appreciated. There will be benefits to the building in having a green buffer as opposed to have tarmac right up against it, which was not part of the original setting. Proposals to redo the rear garden is welcomed	<p>The yard between the cottages and main fire station building is an important operational asset of the LFC, vital to the functioning of West Hampstead Fire Station.</p> <p>Whilst the yard at the time of listing of the cottages covered the same extent of area as is does now, the benefit of providing some landscaped/defensible space at the front is recognised. Therefore we proposed to provide an area (1m deep) of granite sets across the front of the cottages along with appropriate conservation style posts/bollards.</p> <p>The extent of this area has had to be negotiated with the operational side of the LFC, who were extremely reluctant to give up any space. Planted areas at the front would not withstand operational activities.</p> <p>Thus in the circumstances, what is now proposed is considered a benefit as well as an appropriate balance.</p>

	Officer comments	LFC response
External Works		
9	A clear methodology for the roof repair is required, assessing the extent and number of slates which require replacement- the method of laying, lead, insulation.	Method Statement 1A (Enclosure 7), along with the Typical Repair Details drawing (Enclosure 8) provide details of the repair to the main roof.
10	The proposals for insulation of the roof need to be made clear	Whilst HBAS advise that the insulation will not affect the building's structure or character, Method Statement 1D (Enclosure 7) provides details for the insulation of the roof.
11	Flat roofs: More detail required on repair to. Will the whole flat roof be removed and replaced?	<p>Method Statement 1E (Enclosure 7), along with the Typical Repair Details drawing (Enclosure 8) and Existing Floor Plans drawing (Enclosure 9) provide details of the repair to the flat roofs of the ground floor extension.</p> <p>It is likely that the majority of roof timbers are damaged and will require replacement.</p>
12	Porch roofs: Methodology and detail required	Method Statement 1F (Enclosure 7) provides details of the repair to the porch roof/entrance canopies.

		All timber decking, fascia boards and underlying support timbers will be checked for decay. Any decayed timber to be replaced to match the dimensions and profiles of the existing.
13	Patch repairs to roughcast render surfaces at first floor level: Detail on approach required	Method Statement 1G (Enclosure 7) provides details of the repair to the roughcast render. Remove paint and debris build up and all loose and friable material; and then patch repairs to be undertaken using lime-based render mix and aggregates to match dimensions of existing surfaces. All localised repairs to match profiles of the existing.
14	Cementitious render at ground floor level: More detail is required on this approach. Have tests been carried out in regards to the removal of the cementitious render, according to the pre-application advice issued in June 2018? Can these be provided? Have possibilities been explored in regards to reinstatement of the brick facing at ground floor level?	A report from a specialist building restoration and conservation company (Stone Edge) (Enclosure 1) details the testing that has been carried out to the cementitious render. The recommended remedial works by this report are (i) the repair of the existing brickwork substrate and then (ii) the re-application of a lime based render coating. Detail is also at Method Statement 1H (Enclosure 7).
15	Cementitious render: If reinstating the white render at ground floor level, more detail is required on method	See response to items 2 and 14 above.
16	Double glazing: not appropriate in a listed building and options for these will not be supported. More appropriate 'secondary glazing' options should be explored. Consulting SPAB and referring to Historic England's Guidance 'Traditional Windows' is recommended	The Historic Building Advisory Service advises that the original form of the windows is likely to have changed from when the building was listed: <i>The listing does not mention any form of small pane / lead light glazing as seen in very early pictures – it is assumed that this had disappeared and replaced by then. Therefore replacement sheet glass on a like for like basis as what was there at listing is appropriate. However, some improvement could be made by the application of lead glazing strip to the surface to replicate the small pane glazing that was lost long ago.</i> <i>Slim-line double glaze units is considered appropriate as they are sheet glass and will fit within the existing window units.</i>
17	Any existing original dismantled windows on site must be made good and reinstated. Details of these should be provided.	HBAS advise that the dismantled windows on site do not appear to be from the cottages
18	Window repair is preferred as against complete replacement.	Previous advice from Council's Design & Conservation Officer is that as it is unlikely that enough original units survive, the installation of new

19	Any sections of rot or irreparable damage can be repaired with sympathetic methods like splicing. Windows should be replaced in a sympathetic manner. Any original window frames, features, ironmongery should be made good and historically similar like for like windows installed within.	windows throughout may be acceptable. This suspicion is confirmed by on site survey work, hence the approach proposed. Advice from HBAS is that the proposed replacement windows are entirely suitable. However, we would be please to facilitate further discussion between you and HBAS as may be useful.
20	Windows should match the original windows which are seen in the photograph Fig. 7.2.7 in the Heritage Assessment dated August 2018	Advice from HBAS is that there is no requirement beyond reinstating what the windows were like when the property has listed in 1990.
21	1:20 scale drawing sought for refurbished and replacement front doors	Details of refurbished and replacement doors are at DWG 26849-13-A (Enclosure 4), DWG 26849-13-D (Enclosure 5) and DWG 26849-13-D (Enclosure 6).
22	1:20 scale drawing sought for replacement rear doors	Details of refurbished and replacement doors are at DWG 26849-13-A (Enclosure 4), DWG 26849-13-D (Enclosure 5) and DWG 26849-13-D (Enclosure 6).
23	Joinery repairs: more detail needed	Method Statement 2G (Enclosure 7), along with Typical Repair Details drawing (Enclosure 8), DWG 26849-13 B (Enclosure 2) and DWG 26849-13-C (Enclosure 3) provides joinery details.
24	Redecorate all external areas: more detail needed	HBAS advise that control of such details is generally beyond what is covered by listed building consent. Nevertheless, Method Statement 1G (Enclosure 7) provides details of what is intended.

	Officer comments	LFC response
Internal Works		
25	Existing floor boards: methodology on how any repair work is to be carried out	Method Statements 2A, 2B and 2E (Enclosure 7), together with drawings at Enclosure 9 , Enclosure 10 provide details how floor boards will be dealt with. Where original timber boards have been lifted, they will be re-positioned to their original location. If individual boards are missing or damaged beyond repair, they will be replaced like for like. For non-original timber boards, where in good condition they will remain.
26	Original lath and plaster ceiling and/or plaster boards: more detail is	Method Statements 2C & 2D for lath and plaster ceilings is provided at Enclosure 7 . Where lath and plaster ceilings remain in place, these will be

	required on which sections have which. More detail on repair methodology	retained. Where they have been damaged, they will be repaired with a lime-based plaster mix. Further detail is provided on the DWG 26849-12 (Enclosure 11)
27	Replace all defective/damp affected structural floor timbers to rear of houses 2 and 4: More detail required. A sympathetic /conservation approach to repair is preferred, as against total replacement	Method Statement 2E (Enclosure 7) addresses damp affected floor timbers as well as Enclosures 8 & 9 .
28	Chemical injection damp proof course: a chemical injection approach will not be supported	It is agreed that chemical injection damp proof course will not be used. Instead a French drain will be provided around the cottages. This will be shown on the drawings to be revised.
29	Strip out all damaged and damp affected ceiling and wall plaster finishes: more detail required	Method Statements 2D and 2F provide details for dealing with plaster ceilings and walls. Further detail is provided on the DWG 26849-12 (Enclosure 11) and 26849-11 (Enclosure 12).
30	Details of lime plaster mix to be provided	Method Statement 2F along with DWG 26849-11 (Enclosure 12) provides details of the approach to repairing plaster covered walls. Ne plaster will be non-hydraulic lime based plaster re applied to level existing finishes.
31	Existing plasterboard surfaces to be replaced with new plasterboard surfaces, scrimmed, skimmed and left ready for redecoration: details of locations required	Details of damp affected plaster are at DWG 26849-11 (Enclosure 12), Method Statement 2D (Enclosure 7) and DWG 26849-12 (Enclosure 11)
32	Strip out all damp affected joinery and replace with new to match original profiles: More detail required. A sympathetic/conservation approach to repair is preferred, as against total replacement	Details of damp affected masonry and joinery are at DWG 26849-11 (Enclosure 12). Profile drawings of architrave, picture rail, dado rail and skirting are provided at DWG 26849-13-B (Enclosure 2); over-stair cupboard and balustrade details are provided at DWG 26849-13-C (Enclosure 3); and details of existing and proposed doors are at DWG 26849-13-A (Enclosure 4). DWG 26849-13-D (Enclosure 5) and DWG 26849-13-D (Enclosure 6) show where the details at Enclosures 2-6 will be provided. Method Statement 2G (Enclosure 7) confirms that where architraves, picture rails, dado rails and skirting have been identified beyond repair or contaminated by fungal growth, they will be: i. carefully removed and disposed of; and

		<p>ii. replaced as per drawing nos.26849-13 A-E (Enclosures 2-6)</p> <p>It is noted that such items vary significantly in design, age and quality.</p>
33	Any ironmongery from old doors to be preserved and used for new replacement doors	<p>The existing door ironmonger is in incredibly poor condition beyond repair and/or is insensitive modern replacements.</p> <p>The approach is therefore to provide sensitive new ironmongery throughout.</p>
34	Replacement picture-rails, balustrades, timber panelling, architraves and window boards to be replaced, where damaged, with new to match original profiles: More detail required. A sympathetic/conservation approach to repair is preferred, as against total replacement	Please see response to item 3 above.
35	Fireplaces are an important feature of the historic buildings character and the fireplaces in the ground floor are required to be reinstated to an appropriate character. Any existing fireplace openings in the first floor are required to be preserved. More detail is required in this regard.	<p>HBAS advise that:</p> <p><i>fittings only, as they were when the cottages were listed in 1990, need be reinstated. Fire openings where they are just 'holes' could be preserved; as that with just the interiors plastered and the throats closed as suitable indication</i></p> <p>Moreover, there is nothing of value at date of listing that can be repaired or reinstated. None of the existing fireplaces are original and those that are there detract from the building.</p>
36	It is recommended that original or historic floor finishes of wood/tile are reinstated. More detail required on approach	Details of existing floor finishes are contained on DWG 26849-10 (Enclosure 10), which should be read together with information provided on the treatment of floorboards.
37	Redecorate: More detail required, colour schemes to walls, finishes to be provided	<p>HBAS advise that control of such details is generally beyond what is covered by listed building consent.</p> <p>The redecoration scheme will respect the existing buildings and internal fabric.</p> <p>HBAS note Historic England's guidance that when existing decorative finishes are clearly recent it should be possible to repaint and to re-hang wallpaper without a need for approval. In this case it would seem that all finishes are pre-listing and the original paint is seen this is such poor condition and fragmentary that preservation is not achievable.</p> <p>There is preservation by record in the form of the pictures taken and included in the assessment we undertook.</p>

I trust that your questions have been answered by the additional information provided. However, if there are any remaining queries, we would be pleased to discuss and resolve these quickly with you.

Yours sincerely



Associate Director

Enclosures

- Enc. 1 Report by Stone Edge
- Enc. 2 26849-13-B (interior joinery details)
- Enc. 3 26849-13-C (over-stair cupboard and balustrade details)
- Enc. 4 26849-13-A (existing and replacement doors)
- Enc. 5 26849-13-D (existing interior joinery layout)
- Enc. 6 26849-13-E (replacement interior joinery layout)
- Enc. 7 Method Statements
- Enc. 8 WHC-ACM-XX-XX-DE-SE-0001 (typical repairs)
- Enc. 9 WHC-ACM-XX-XX-DR-SE-0001 (existing floor plans)
- Enc. 10 26849-10 (floor surfaces layout)
- Enc. 11 26849-12 (ceiling finishes)
- Enc. 12 26849-11 (damp affected wall and joinery surfaces)