

FAO Laura Hazelton and Collette Hatton
Planning and Conservation Department
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Our ref: 8292 - SK

25 March 2020

Dear Laura and Collette

Application for Listed Building Consent at 24 Heath Drive, London, NW3 7SB

Planning Portal reference: PP-08612377

We hereby submit the enclosed application for Listed Building Consent at 24 Heath Drive for:

Dismantling and rebuilding of two chimney stacks.

Background

The submission of this application for Listed Building Consent follows the approval of planning permission under Section 73 and Listed Building Consent ref. 2019/1705/P and 2019/1696/L for the variation of plans to planning permission ref. 2018/0914/P and 2018/0981/L for:

'Demolition of 2 storey side garage and utility room, lowering of the ground levels of the existing basement and new basement extension, extension of single storey garage replacement; part double, part single storey side extension to north east elevation; erection of 1x side dormer and roof lights; internal alterations; tree works and landscaping including wooden shed to the rear'.

The variations related to *'Alterations to new basement layout, changes to new rear sash window and garage door design, increase size of approved rooflights, minor changes to rear garden landscaping, and various internal alterations including changes to staircase and internal partition walls'.*

Proposals

The proposals that are subject of this application for Listed Building Consent relates to the dismantling of the two chimneys on the south west elevation of the house, and their reconstruction with the original bricks and chimney pots.

As the above proposals do not require express planning permission, this application relates to an application for Listed Building Consent only. The chimneys will be reconstructed in a like-for-like manner using original materials.



The purpose of the proposal is that during wintry weather at the start of 2020, the chimneys had experienced some damage and movement. The chimneys were out of plumb from at least December 2019 and structural engineers currently on site for the basement works had been monitoring their movement.

It is noted that the single chimney stack on the north east elevation was also previously out of plumb and Listed Building Consent was given in original Listed Building Consent ref. 2018/0981/L.

Scaffolding was erected on 17th-19th February 2020 to enable a closer assessment of the chimneys and was later used to dismantle both chimney stacks on 20th-22nd February 2020. The work currently being undertaken on the basement posed a further threat to the chimney's structural integrity. This application is supported by a letter from Form Structural Engineers.

The chimneys were recorded and documented with a survey and photos, and then dismantled due to the significant potential for the chimneys to fall of their own accord. The bricks are being stored securely on site. The chimneys will be reconstructed in a like for like manner once basement works have been completed.

Design and Access

The reconstructed of the chimney stacks will replicate the existing design exactly. There will be no alterations to the design of the chimneys, which are a particular feature of the Listed Building.

The original materials will be re-used which are currently being safely stored on site.

There will be no changes to the access arrangements on site as a result of the proposal.

Heritage Assessment

The reconstructed of the chimney on the north east elevation was considered under a previous application for Listed Building Consent. The details that were subject to that application were approved and no conditions attached relating to the chimney specifically (ref. 2018/0981/L). Condition 4 states:

'All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution. Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.'

The two chimneys subject of this application were at risk of collapse and have now been dismantled due to bad weather conditions and the start of work on the basement, which posed potential for further movement.

The applicant informed the Conservation Officer at the time on 18th February 2020 of the state of the chimneys, which was when it was stated that the dismantling of the chimneys should be precisely documented and recorded. It was also required that the rebuild should exactly match the existing chimneys.

It is acknowledged that the chimneys are of particular importance to the historic fabric and character of this Listed Building. The applicant proposes to reconstruct the chimneys exactly how they were using original bricks and chimney pots. The mortar used will also match existing.

More detail can be seen on the detailed plans and elevations enclosed with this application.



We trust you find the above to be helpful. Should you require further assistance please do not hesitate to contact the writer.

Yours sincerely
BELL CORNWELL LLP

A handwritten signature in black ink, appearing to be 'SK'.

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