**26MCC 013 – PLANNING POLICY STATEMENT**

**DATE: 6th November 2020**

**SITE ADDRESS:**

Flat 3 (First Floor)

26 Mornington Terrace

NW1 7RS

**PROPOSAL:**

The replacement of timber joist with steel RSJs to support internal structural wall (on structural engineer advice and the installing of a gas fire (no alterations to existing fireplace or chimney).

**HOW THE PROPOSAL AGREES WITH POLICY:**

The changes being made (already started) do not have any visible impact to the fabric of the building. The steel RSJs are essential for the safety of the building as the old timber beam was suffering from excessive loading from above and was significantly bent. The gas fire is purely cosmetic and would not require any changes to fireplace, surrounding brickwork or chimney.

**SUMMARY AND CONCLUSION:**

As far as we can see, the proposal appears not to affect the historic fabric of the building and indeed, the new steel beams will protect it in the future. We would appreciate that if the planning or heritage officers require any further information or alterations to the work, please can they get in touch PRIOR to issuing any decision so that we can make the necessary changes to the plans if required.

**REPORT PREPARED BY:**

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