

Application ref: 2020/3101/L
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Simon Levy Associates
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

8 Chamberlain Street
London
NW1 8XB

Proposal:

Demolition of existing wall between 8 & 9 Chamberlain Street and rebuilding with reclaimed bricks and brick bond to match the existing in Flemish Bond.

Drawing Nos: SLA 7105.001_Rev D, SLA 7105.002_Rev C, SLA 7105.003_Rev C, SLA 7105.004_Rev C, Method Statement, Structural Proposals Report dated 19/04/2020

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: SLA 7105.001_Rev D, SLA 7105.002_Rev C, SLA 7105.003_Rev C, SLA 7105.004_Rev C, Method Statement, Structural

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.

- 3 All new work and work of making good shall be carried out to match the existing wall 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.

Informative(s):

- 1 Reasons for granting consent-

The originally submitted drawings showed an increase in the height of the new wall. This was a drawing error and revised drawings were received which show the wall being replaced to the same height as existing.

The wall is leaning and has been identified as a dangerous structure by the Council's Building Control Team due to tree roots compromising the structural stability of the wall. There are parts of the wall which have already collapsed and the wall is currently being propped up with temporary supports. A structural report submitted with the application recommends staged demolition of the wall. It would not be practical to retain the existing wall and therefore demolition and rebuilding with reclaimed bricks is considered acceptable. The existing brick wall would be dismantled by hand with the wall bricks to be retained and re-used in accordance with the method statement. The new bricks would be matching second-hand London Stock brick. The wall would be rebuilt to the same height of 2.5m and use Flemish Brick bond with snap headers to match the existing. The pointing would be in weather-struck lime mortar to match the existing and the footing bond would match the existing party wall. The wall would be re-constructed in a sympathetic fashion and would have no impact on the character and setting of the adjoining listed building.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The site's planning history was taken into account when determining this application.

The proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2020; and the provisions of the National Planning Policy Framework 2019

- 2 You are advised that any works of alterations or upgrading not included on the

approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer