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Ms Hazelton
Camden Council
Development Management
London Borough of Camden, 5 Pancras Square
London
N1C 4AG

4 August 2021

Dear Laura,

Re: Replacement of unoriginal floated timber floor with solid ground floor at historic level, removal of backfill from part of pre-existing cellar, structural repairs of the cellar walls and tanking and dry-lining of the cellar (retrospective application)

As requested by officers, on behalf of my client, I am pleased to submit a retrospective planning application seeking replanning permission for:

Replacement of unoriginal floated timber floor with solid ground floor at historic level, removal of backfill from part of pre-existing cellar, structural repairs of the cellar walls and tanking and dry-lining of the cellar (retrospective application).

The Applications seek retrospective consent for urgent structural repairs to the cellar beneath 111 Frognal. The works have been confirmed in writing as urgently structurally necessary by Rose and Associates Structural engineers and are of benefit to the character of the listed building, as confirmed by The Heritage Practice. Consents were not sought at the time these works were constructed.

As concluded in The Heritage Practices' report, the multiple heritage benefits to the above ground listed building flowing from the works far outweigh the less than substantial minor harm of the structural concrete solution cast against the existing brickwork. The cellar does not contribute visually to the character of the listed building as it is not visible from the listed asset nor its surroundings. The historic value of the walls is retained as the fabric is left in situ.

The pre-existing cellar is not habitable and is accessed via the front courtyard via a hatch and ladder, therefore separate to the house. The repaired cellar is still not habitable and external access is unchanged.

The heritage benefits flowing from the proposal include:

1. The structural safeguarding of the above ground listed asset.

2. Improvement to the character of the above ground listed house

The reinstatement of the original internal ground floor level has resulted in a level threshold with the front courtyard. This level threshold is an improvement to the Grade II* listed building as it allows appreciation of the original building as a stable block to the historic Frognal Grove. The reinstatement of the original internal ground level is thus a significant heritage benefit.

3. The reinstatement of the backfilled part of the cellar.

The works that were carried out include:

- Removal of unoriginal timber floated floor and reinstatement of original ground level with new solid beam and block floor.
- Reinstatement of the backfilled part of the cellar by removing loose rubble and earth backfill.
- Retainment of all existing cellar walls with reinforced concrete wall and slab solution.
- Installation of Newton membrane and cavity system.
- Lining of walls with stud and plasterboard with lime finish.
- Access created between the backfilled part of the cellar and the known part of the cellar

The works were carried out to safeguard the listed building. Further detail is provided within the Design and Access Statement. It is respectfully requested that retrospective planning permission and Listed Building Consent is granted.

Yours sincerely,

Zenab Haji-Ismail