

Application ref: 2021/3584/L
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Richard Galbraith
10 Chalcot Square
London
NW1 8YB

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
11 Chalcot Square
London
NW1 8YB

DECISION

Proposal:

Repair and rebuild of brick party wall between gardens of Nos.10 and 11 Chalcot Square by a) rebuilding section of wall on suitable foundations using original and matching reclaimed stock bricks with capping and piers to match original, b) recapping remainder of the wall with a single course of brick on edge capping using matching reclaimed stock bricks.

Drawing Nos:

11CS 000 A Location Plan;

11CS 001 A Site Plan;

Garden Wall Design and Access Statement;

L2039 L665 Boundary Wall report by William Diffley Consulting Engineers Ltd. dated 20th July 2021;

L2039 - 01.

The Council has considered your application and decided to grant 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:

11CS 000 A Location Plan;
11CS 001 A Site Plan;
Garden Wall Design and Access Statement;
L2039 L665 Boundary Wall report by William Diffley Consulting Engineers Ltd.
dated 20th July 2021;
L2039 - 01.

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 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.

Informative(s):

- 1 This retrospective application concerns the re building of the boundary wall between Nos. 10 and 11 Chalcot Square NW1. Both buildings are Grade II Listed and the garden wall is listed by virtue of being an attached boundary structure prior to 1948.

The submission includes photographs of the wall showing the very poor condition of the bricks and likely foundation movement. The stability of the wall is shown to be of concern with sections leaning to the No. 11 side and a section of 3 meters which had totally collapsed. Historically basic cement based repairs had compromised some brick and in places the use of inappropriate Fletton type bricks for repairs gave the wall a patchwork and eroded appearance.

The re building work has copied the details and dimensions of the existing wall including the bond, capping detail and piers. The original bricks have been salvaged where possible and reused with the addition of second hand bricks to match. It is disappointing to note the pointing details are not as well finished as they might be. However on balance the wall is now structurally stable and this work is considered to be an improvement on the previous poor state.

The Primrose Hill CAAC wrote in support of this application to rebuild the wall in reclaimed and matching bricks.

No comments were received as a result of the public consultation through a press notice and a site notice.

The site's planning history has been taken into account when making this decision

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

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

DECISION