

Application ref: 2021/3955/L
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Ernest Barnes Ltd
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Chestnut Lodge
Squire's Mount
London
NW3 1EG

Proposal:

Replacing deteriorated bricks and pointing.

Drawing Nos: 1.500 Chestnut Lodge Site Plan, 1.1250 Chestnut Lodge Site Plan, LBC Chestnut Lodge Hampstead (including Design and Access and Heritage Statements and methodology).

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:

1.500 Chestnut Lodge Site Plan, 1.1250 Chestnut Lodge Site Plan, LBC Chestnut Lodge Hampstead (including Design and Access and Heritage Statements and methodology).

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.

- 4 A sample panel of the brickwork shall be erected on site, showing the proposed bricks, which shall match the existing, and pointing which shall be lime based with a slightly recessed joint. This shall be viewed by the LPA and approved in writing before the relevant part of the work is begun:

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 Chestnut Lodge is a grade II* listed building within the Hampstead conservation area. Built in 1714, the building originally formed part of a terrace of four houses that are now used as two residences. The building is set over three storeys with additional attic and basement storeys. It is constructed from brown brick with red brick dressings and floor bands. The roof is tiled and slated and has various dormer windows.

The building has been repointed with weather struck cementitious mortar during the late 20th century, this along with some deteriorating bricks has led to water ingress that is affecting the interior of the building, particularly around the windows.

The proposals are to remove the cement mortar joints and to repoint using a lime mortar with a slightly recessed joint. Deteriorated bricks will also be removed and reused if possible or replaced with matching bricks.

A method statement has been submitted demonstrating that the existing mortar will be removed using hand tools only and that care will be taken to ensure the brick arrisses are not damaged during the works. A mortar sample from deeper within the joint with historic integrity, will then be analysed so that the replacement mortar is suited to the building.

A condition has been added to the consent requesting a sample panel to be

constructed on site showing the replacement bricks and mortar joint.

The proposed works will not harm the special interest of the grade-II*-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England have been consulted but do not wish to comment, this has been authorised by the Secretary of State. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer