

Application ref: 2022/5444/L  
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**Development Management**  
Regeneration and Planning  
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Be-Studio Ltd  
88 Union St Unit 3  
London  
SE1 0NW  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**5 A Greville Place**  
**London**  
**Camden**  
**NW6 5JP**

#### **Proposal:**

Variation of condition 2 of Listed Building Consent 2021/0852/L granted on 19/04/2021 for 'Erection of single storey rear extension at lower ground floor level with terrace on flat roof above enclosed by balustrades, to replace existing balcony and external staircase. Internal alterations to include the removal of 2 staircases and replacement with a single staircase, in association with the reconfiguration of the floorplan at lower ground, upper ground and 1st floor levels'. The variation of the condition is to allow for the installation of skylights on the roof of the approved single storey rear extension, the omission of the kitchen wall on the lower ground floor, change to style of French windows in single storey (lower ground floor) rear extension and re-location of lounge double doors.

Drawing Nos: 22023: BE: 00 - A - 101 R05 (Existing & Proposed Ground Floor), XX - A - 201 - R03 (Existing & Proposed Rear Elevation), B1 - A - 100 R06 (Existing & Proposed Lower Ground Floor), RF - A - 103 R06 (Existing & Proposed Roof Plans), 01-A-102 R05 (Existing & Proposed First Floor)

XX - A: 001 (Location Plan), 002 (Site Plan), 003 (Block Plan)

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 drawings and documents:

22023: BE: 00 - A- 101 R05 (Existing & Proposed Ground Floor), XX - A - 201 - R03 (Existing & Proposed Rear Elevation), B1 - A - 100 R06 (Existing & Proposed Lower Ground Floor), RF - A - 103 R06 (Existing & Proposed Roof Plans), 01-A-102 R05 (Existing & Proposed First Floor)

XX - A: 001 (Location Plan), 002 (Site Plan), 003 (Block Plan)

(Previously approved drawings and documents: Site & Location Plan, 67: S01, S02, S03, S04, S05, S06, S07, S08, S09, S10, S11, 01 A, 02 A, 03 A, 04, 05 B, 06, 07 A, 08 A, Design & Access Statement, Heritage Statement)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) New doors and railings (including detailed drawings at 1:20, 1:5 and 1:1 scale where appropriate)

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

## Informative(s):

- 1 On 19/04/2021 Listed Building Consent 2021/0852/L for the 'Erection of single storey rear extension at lower ground floor level with terrace on flat roof above

enclosed by balustrades, to replace existing balcony and external staircase. Internal alterations to include the removal of 2 staircases and replacement with a single staircase, in association with the reconfiguration of the floorplan at lower ground, upper ground and 1st floor levels' was approved.

The application proposes to vary the condition relating to the approved drawings such that three roof lights are installed on the roof of the single storey rear extension and fully glazed full height timber glazed doors are provided across the rear elevation. Internally, the proposal also includes the omission of the kitchen wall on the lower ground floor (to make the proposed extension 'open plan') and relocated double doors between the main rooms on the ground floor.

Sited on the roof of the 2021 approved single storey rear extension the proposed roof lights would not harm the special architectural or historic merits of the Listed building. The proposed roof lights would not result in undue glare or light pollution to the detriment of the architectural or historic merits of the Listed building.

Sited at lower ground floor level and behind the boundary walls, the full height, fully glazed doors across the proposed single storey rear extension would also not harm the architectural or historic merits of the Listed building. The partial removal of the existing rear (kitchen) wall at lower ground floor level will reduce the delineation between the original host building and new addition altering the planform. However, as the proportions of the reduced wall align with the previously consented 2015 scheme (2015/2858/P), this further removal of historic fabric and alteration to the plan form would detract no further from the special interest of the Listed building than this previously consented scheme.

The location of the existing double doors appears to be original and their relocation has the potential to remove historic fabric and alter the plan form of the primary ground floor rooms. However, as consent has been granted to change the proportions and layout of the main front reception room, the harm posed to the plan form from the relocation of the doors can be considered to be less than minor and the merits of the Listed building would be preserved.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The site's planning history has been taken into account when determining the application.

As such, 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 2021 and the National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound

insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



Daniel Pope  
Chief Planning Officer