

Development Control
London Borough of Camden
5 Pancras Square
London
N1C 4AG

28 March 2023

Dear Sir / Madam,

**RE: 17 GREVILLE PLACE, LONDON, NW6 5JE
HOUSEHOLDER & LISTED BUILDING CONSENT: REPLACEMENT
WINDOWS, INSTALLATION OF THE AIR CONDITIONING AND ERECTION OF
A RETRACTABLE AWNING TO THE GRADE II LISTED BUILDING –
SUPPORTING PLANNING INFORMATION INCORPORATING DESIGN &
ACCESS AND HERITAGE STATEMENT**

This letter has been prepared by CREATE Planning Ltd in support of an application for Listed Building Consent ('Application') for development submitted on behalf of Ms Chelsea Heuer ('Applicant'), with regard to 17 Greville Place, London, NW6 5JE (the 'Site').

The Application seeks listed building consent from the London Borough of Camden (the 'Council') for the installation of new windows, air conditioning and a retractable awning (the 'Proposal').

This Application should be read in conjunction with the following documents:

- Completed Application Forms prepared by CREATE Planning Ltd.
- Application drawings prepared by Filiz Capur Design Ltd: Lower Ground Floor Plan, Ground Floor Plan, First Floor Plan and Second Floor Plan.
- Air Conditioning Details prepared by the Air Conditioning Company
- Noise Assessment prepared by DAA

The Applicant is the freeholder of the Site and following the listed building consent and planning permission granted in 2022, seeks permission for the installation of new windows and air conditioning as detailed in the accompanying drawings. I.

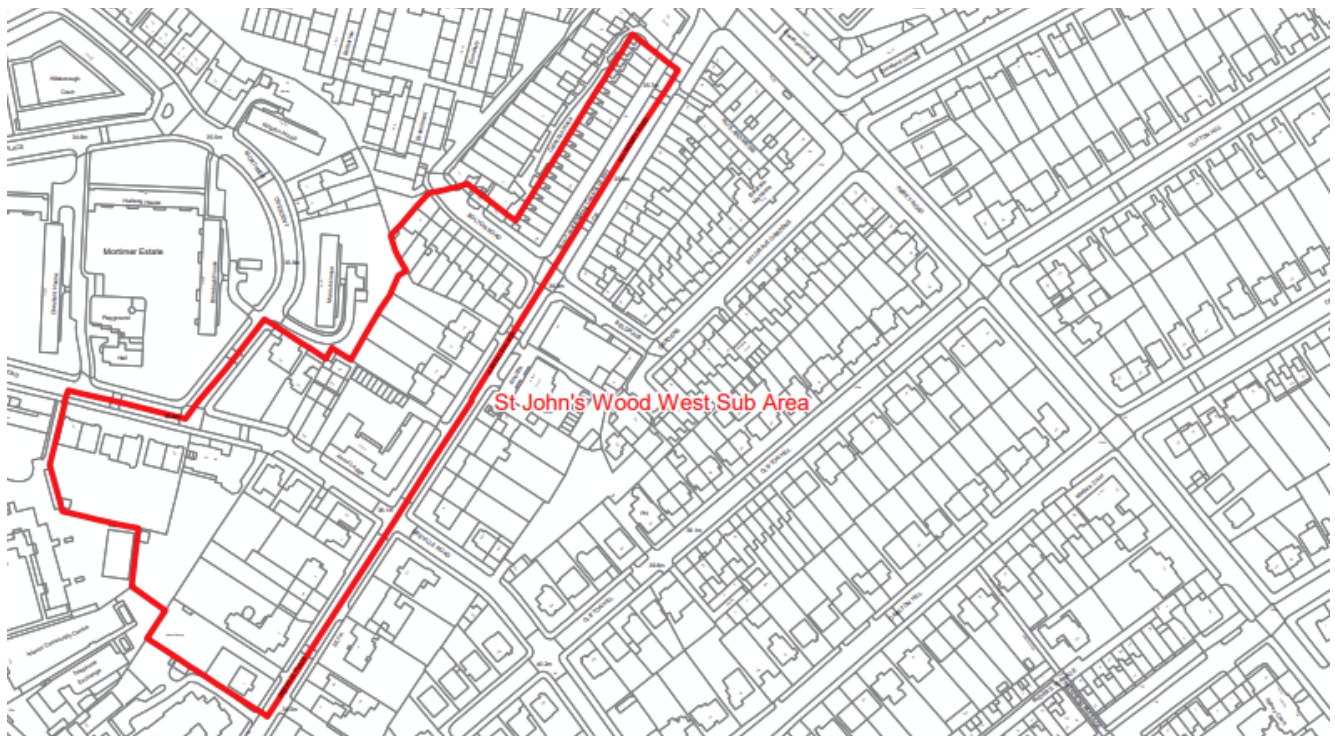
1. BACKGROUND & SITE DETAILS

The Site comprises a three storey semi detached single family dwelling set over four floors, built in the 1850s. The external elevations comprise London Stock brickwork with stucco dressings with slate roof. The Site also benefits from vehicular access and off street parking.

The historic listing taken from Historic England is set out below:

2 pairs of semi-detached houses, Nos 17 & 19 now one house. Mid C19. Yellow stock brick with stucco dressings; floor and sill bands, linked at 1st floor levels by large sill brackets and keystones. Slated hipped roofs with projecting eaves, No.15 retaining brackets, each with small central segmental pediment having keystone and shell motif. Nos 13 & 15 retain gables on entrance extensions. Round-arched doorways with keystones flanked by Corinthian pilasters carrying modified entablature; fanlights and half glazed doors, No.19 converted to a window. Ground floor windows in shaped stucco surrounds with keystones. Recessed sashes to upper floors, those above entrances in round-arched lugged architraves with keystones.

The Site lies within the St John's Wood Conservation Area designated in 1977. The character Appraisal sets out that the Conservation Area's spatial character derives from the relatively low density residential development set out along spacious tree lined streets with generous plot sizes that create a feeling of space and openness without the need for formalised public squares and gardens.



No. 17 forms part of a group of two blocks of semi-detached houses, suggesting that it was part of a speculative development. No documentary evidence is found to show the name of the builder or early occupiers. Camden's building records indicate Nos. 17 and 19 had been joined to form a nursing home prior to the Second World War and continued in this use until 1993. Whilst used as part of a nursing home No. 17 was reconstructed on several occasions, most recently in 1990s when it was converted back to a dwelling. These works included renewal of not only the staircase but all the internal finishes, the internal and external joinery including windows, doors, frames skirtings, partitions and probably the floors.

Front Elevation of No. 17 & 19 Greville Place



Planning history

- Ref. 2022/4519

Internal alterations to all floors – Approved

- Ref.2021/2492

Installation meta framed doors to ground floor rear and replacement forecourt and installation of bin store with internal alterations – approved

2. RELEVANT LEGISLATION & PLANNING POLICY

The National Planning Policy Framework (the Framework or NPPF) 2021 provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it sets out that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their Significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.

Paragraph 195 then sets out that local planning authorities should identify and assess the particular significance of heritage assets affected by the proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset’s conservation and any aspects of the proposal.

The National Planning Policy Framework (NPPF) updated 2021 defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning Authority.

Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions that involve them.

The London Plan 2021

The new London Plan 2021 was recently adopted in March 2021 and replaces the previous London Plan (2016 with alterations since 2011) and relevant policies. Policy HC1 of the new London Plan which states:

Policy HC1 Heritage conservation and growth:

‘A. Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear understanding of London’s historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to the heritage assets, landscapes and archaeology within their area.

B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by:

- 1) setting out a clear vision that recognises and embeds the role of heritage in place-making*
- 2) utilising the heritage significance of a site or area in the planning and design process*
- 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place*

4) *delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.*

C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

Camden Local Plan (2017)

Local Plan Policy D2 sets out that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Local Plan Policy A1 sets out that the Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

Policy A4 state that the council will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity. We will also seek to minimise the impact on local amenity from deliveries and from the demolition and construction phases of development.

3. PROPOSED DEVELOPMENT

The Proposal comprises the replacement of windows to all floors to the front and rear elevations.

Air conditioning is proposed with the external plant sited on the rear patio with piping running through the kitchen towards the first floor master bedroom.

A retractable awning is proposed to the lower ground floor rear elevation above the approved kitchen doors.

4. PLANNING CONSIDERATIONS

The enlargement of the door and window openings from the kitchen to the garden date from 1990s and the alterations to accommodate minimal frame glazed sliding doors has been previously approved.

Externally the aperture for the new doors, and the configuration of 3 panels, aligns with the fenestration pattern above.

The proposed doors will sit behind a rendered masonry reveal, matching the fenestration detailing generally on the rear elevations.

Replacement of the joinery French windows in the bay extension built in 1990s with simple glass panels and central door, matching the sliding doors to the kitchen.

The painted joinery windows and French doors all date from 1990s alterations and are of poor quality materials and workmanship. These would be replaced matching all detailing and joinery profiles, incorporating draught & weather seals to improve energy performance as detailed on the drawings.

The Proposal in this respect would preserve and enhance the character, setting and appearance of the listed building while improving energy efficiency for the family.

Air Conditioning

The pipework for the air conditioning would be concealed through the building so that no pipework, conduits, cables etc are visible or otherwise intrude into room interiors.

The pipework would minimise intervention to existing fabric, routing pipework etc so as to avoid historic features (e.g. cornicing, skirting etc), utilising voids and cavities within the internal construction from ground floor upwards (i.e. joisted floors, timber stud partitions) and to the rear of fitted wardrobes

The process of tracing, revealing and replacing existing services installations which already exist throughout the house is a careful and sensitive process that takes place to a great extent on site and should be flexible enough to make best use of opportunities within the building fabric.

The impact is considered to be negligible with the upgrading services to meet contemporary styles of living without intrusion into room interiors and detailing, and no loss of historic fabric.

At the rear, the plant would be encased in sympathetic housing to avoid intrusion on the setting of the listed building and barely discernible

The proposed alterations to the property and air conditioning are considered to be acceptable in terms of scale, design and materials and are appropriate for the character and setting of the host listed building and wider conservation area. Due to the location and nature of the proposals, they would not impact neighbouring amenity by way of loss of outlook, daylight or privacy. It is thus considered that negligible harm has been identified and there are no conflicts with s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, or the City Plan.

The visual impact is not likely to cause harm to the outlook from neighbouring properties and in respect to noise from the unit, please refer to the noise assessment prepared by DAA. This concludes that the proposed condenser is not considered to contain tones. In addition, the proposed operation of the equipment is also unlikely to be sufficiently intermittent to attract attention at the nearest noise sensitive property. The calculated rating Level with proposed mitigation is at least -10dB below the lowest recorded background noise levels.

It has been concluded that noise emissions from the proposed plant meet Camden Council's criteria and would not have an adverse impact on the nearest residential receivers.

Having regard to the planning policy position at national, regional and local level, it is clear that the proposed internal alterations, as illustrated, would not have an adverse impact on the character, appearance or setting of this listed building.

I trust this letter and accompanying document is satisfactory for registration and validation of the Application and I look forward to receiving an acknowledgement of this letter shortly.

However, please let me know should you require any additional information or have any queries.

Yours faithfully,

Bryan Staff
Director