

Application ref: 2023/2844/L
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Date: 12 January 2024

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Be-Studio Ltd
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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
NW6 5JP**

Proposal:

Lowering of lightwell and installation of new windows at front lower ground floor, installation of new internal door and removal of partition wall at lower ground floor

Drawing Nos: Site Location Plan 22023-BE-XX-A-001-LOCATION PLAN; 22023-BE-XX-A-002-SITE PLAN; 22023-BE-XX-A-003-BLOCK PLAN; 22023-BE-XX-A-300-SECTION; 22023-BE-XX-A-200-FRONT ELEVATION Rev R03; 22023-BE-B1-A-100-LOWER GROUND FLOOR Rev R03; Design, Access and Heritage Statement by Be-Studio dated 23/06/23; Basement Impact Assessment Stage 1 Screening Report (Fairways dated May 2023); Executive Non-Technical Summary Basement Impact Assessment Stage 1 Screening (Fairways dated May 2023); Site Investigation Report (Fairways dated June 2022); DET-07 T2; DET-08 T3; DET-09 T1; DET-09A T2; 210513_S_099 C1; and 210513_S_100 C1.

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:

Site Location Plan 22023-BE-XX-A-001-LOCATION PLAN; 22023-BE-XX-A-002-SITE PLAN; 22023-BE-XX-A-003-BLOCK PLAN; 22023-BE-XX-A-300-SECTION; 22023-BE-XX-A-200-FRONT ELEVATION Rev R03; 22023-BE-B1-A-100-LOWER GROUND FLOOR Rev R03; Design, Access and Heritage Statement by Be-Studio dated 23/06/23; Basement Impact Assessment Stage 1 Screening Report (Fairways dated May 2023); Executive Non-Technical Summary Basement Impact Assessment Stage 1 Screening (Fairways dated May 2023); Site Investigation Report (Fairways dated June 2022); DET-07 T2; DET-08 T3; DET-09 T1; DET-09A T2; 210513_S_099 C1; and 210513_S_100 C1.

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 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 before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

b) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

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 Reason for granting Listed Building Consent:

The application site is Grade II listed and has been subject to various consents recently including the erection of a rear extension and various internal alterations under ref. 2023/0852/L as amended by 2022/5444/L. The works subject to this current application are limited to the lower ground floor.

Externally, the existing front lightwell would be lowered by approx. 0.65m. This would align with the depth of the neighbouring front lightwell at no. 5. This alteration would have a very limited impact on the overall appearance of the property especially when read from the public realm given its scale and siting. In addition, the existing windows would be replaced by larger timber framed sash windows in the same location. These would be sympathetic to the existing fenestration and would respect the hierarchy of windows and the glazing pattern would match the existing windows on the front elevation. Further details of the windows are secured by condition.

Internally, a new door would be installed to access the existing storage space adjacent to the lightwell under the front entrance. This would be similar to the door that was approved under ref. 2011/4864/L and is considered to be acceptable. In addition the plans show removal of a partition wall to the rear at lower ground floor, alterations to the staircase and a rear extension. These works do not form part of the current application, but were approved under 2022/5444/L. Further details of the proposed doors are secured by condition.

Special regard has been attached to the desirability of preserving or enhancing 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 making this decision.

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 2023.

- 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 2023.

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