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Application Ref: **2011/4393/L**
Please ask for: **Philip Neising**
Telephone: 020 7974 **7013**

20 December 2011

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
**6 Grove Terrace
LONDON
NW5 1PH**

Proposal:

Internal and external alterations to include amendment to existing layout to accommodate a new bathroom and storage facilities at third floor level, new access to existing loft, the erection of a balustrade to create a balcony at ground floor level and replacement of existing door at lower ground level to rear elevation, repositioning of existing rear dormer and rooflight, creation of new dormer to side roof slope, replacement of guttering and associated maintenance works to dwelling house (Class C3).

Drawing Nos: Site location plan; Drawing no: (prefix 0129) 1000, 1001, 1004, 1100 rev A, 1101 rev B, 1102 rev A, 1005, 0200, 1201, 1202, 1203, 0000, 0001, 0002, 0003, 0004, 0100, 0101, 0102, SK1000, CR_WRSS_LS_B and 0129x 001

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.

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Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Elevation and section drawings of proposed glazed door at lower ground floor level at 1:10 with typical framing details at 1:1.
- b) Plan, elevation and section drawings of proposed dormer at a scale of 1:10 with typical glazing bar details at 1:1.
- c) Elevation at scale 1:10 of proposed balustrade to the rear façade with drawings at scale 1:2 of method fixing to the brickwork. (The balustrade shall comprise a simple black-painted metal rail support by plain vertical metal uprights.)

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; Drawing no: (prefix 0129) 1000, 1001, 1004, 1100 rev A, 1101 rev B, 1102 rev A, 1005, 0200, 1201, 1202, 1203, 0000, 0001, 0002, 0003, 0004, 0100, 0101, 0102, SK1000, CR_WRSS_LS_B and 0129x 001.

Reason:

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

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with particular regard to the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this

listed building consent, please refer to the officers report

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