



The Planning Inspectorate

Appeal Decision

Site visit made on 30 October 2013

by Anthony J Wharton BArch RIBA RIAS MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 20 November 2013

Appeal Ref: APP/X5210/F/13/2193595

12 Argyle Street, London WC1H 8EG

- The appeal is made under section 39 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compensation Act 1991.
 - The appeal is made by Goldhawk International Limited c/o Stonehage Trust Holding (Jersey) Limited against a listed building enforcement notice issued by the London Borough of Camden.
 - The Council's reference is EN12/0667
 - The notice was issued on 14 January 2013.
 - The contraventions of listed building control alleged, as set out in section 3 of the notice (numbered 1 to 73), are attached as Schedule 1 to this decision.
 - The requirements of the notice, as set out in section 5 of the notice (numbered 1 to 40), are attached as Schedule 2 to this decision.
 - The notice indicates that the 'Compliance due date' is 25 November 2013. The period for compliance with the requirements is, therefore, 9 months.
 - The appeal is made on grounds (b), (e) and (i) as set out in section 39(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.
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Summary of Decision

1. The appeal is allowed in part and dismissed in part. The listed building enforcement notice is varied and upheld as varied (see formal decision below).

Background information

2. The appeal building is a Grade II listed building on the south west side of Argyle Street. It was listed in May 1974 and is an end of terrace, three-storey property with a basement floor and a mansard roof. The terrace dates back to around the mid-to-late 1830s and, apart from the Euston Road offices, the area (part of the Bloomsbury Conservation Area) is characterised by architecturally and historically interesting buildings which are in a mix of uses: predominantly residential, hotel and some other commercial uses. The property became '*end of terrace*' when the corner office building was erected on part of the land to the terrace. This resulted in the north gable being exposed and rendered.

3. The list description indicates that in 1974 the interior of the buildings in the terrace were not inspected. However, from the submissions (including the Architect's recent detailed report dated 15 April 2013) it is clear that the appeal building has been significantly altered over the years and that many of its original architectural and historical features have either been significantly altered or removed completely. Apart from some photographic evidence relating to the external appearance, neither the Council nor the appellant has provided any detailed information of what the building looked like internally before the alteration works to the listed building commenced. It

is referred to as being derelict in 2009 when the appellant company took control and had also been used by squatters.

4. Both Planning Permission (PP - 2010/5768/P) and Listed Building Consent (LBC - 2010/5769/L) were granted in December 2010 for the '*Erection of two storey rear extension, conversion of existing two flats and one studio into 3 x one bedroom and 2 x studio (Class C3) and associated alterations including installation of stairs within the front basement lightwell*' subject to conditions. The approved plans for both are numbered: 425.01A; 02A; 03E; 04E; 05; 06A; 07; 09A; 10; 11; 12 and 13A.

5. Condition 3 of the Planning Permission (PP) required that:

'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.'

6. The Listed Building Consent (LBC) was also subject to conditions in addition to the start time condition. These were conditions 2, 3, and 4 as follows:

'2. All new and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the method used and to material, colour, texture and profile unless shown otherwise on the drawings or other documentation hereby approved or required by any condition attached to this consent.'

'3. Prior to commencement on the relevant part of the work detailed drawing and/or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council:

(a) Plans, elevations and sections of all new external doors at a scale of 1:10 with typical moulding details at 1:1; and

(b) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework to the structure of the building.'

'4. All new partitioning should be scribed around existing decorative features.'

7. In August 2011 the Council granted approval (2011/3017/L) of details pursuant to conditions 3(a) and 3(b) above.

8. Much of the work, for whatever reasons, has not been carried out in accordance with the PP (plus conditions); the LBC (plus conditions) and the details approved in relation to condition 3 of the LBC. It seems to me that the works have been progressed in places with almost total disregard of the approved drawings and, as the Council indicates, without appropriate conservation principles being applied. Internally the works are perceived as predominantly 'new-build' as opposed to 'alterations and refurbishment'. Following a complaint about works to the front of the property and protracted communications and meetings between the Council and the developer, it was concluded that listed building enforcement action was expedient.

9. The conditions attached to the permission and listed building consent are vague and certainly not precise. For example how does one define or interpret the phrase '*resemble, as closely as possible*' in condition 3 of the PP? This is clearly a subjective matter. Furthermore the conditions of the LBC are also open to interpretation. One person's idea of '*matching adjacent work*' can be far removed from another's and the words '*regard to the method used*' is also open to interpretation. This is not to say that the developer had any excuses for not complying with the approved drawings and deciding to carry out inappropriate works. However, it would have certainly helped if the authority had required more specific details relating to how the interior was to be detailed and affected by the PP and LBC as granted and if the appellant had provided such information.

10. I have noted the representations relating to the limited/restricted access provided for the Council to inspect the property and the appellant's concerns about site safety. However, I am not empowered to deal with any grievances that the parties might have against each other in respect of these matters. In any case, with regard to any refusal of requests to inspect a building the Council, like any other planning authority, has access to powers to enable necessary entry on to private land in specific circumstances. On another point, in relation to an authority taking listed building enforcement action, there is no limit and it is not a defence to claim that works were carried out previously by others.

The appeal on ground (b)

11. To be successful on this ground it must be shown that the matters alleged to constitute a contravention of listed building control have not occurred. In this case, therefore, it must be shown that all or some the 73 contraventions alleged have not taken place. It is claimed that only a few of the allegations have not occurred. The appellant contends that the original fireplaces had already been removed; that openings and chimneys had already been sealed; that the windows are not new and had been poorly double glazed; that floorboards had not been removed; that a cabinet has not been installed on the first floor landing and that the front door and fanlight had already been damaged prior to purchase.

12. Their arguments set under ground (b) relate back to what they consider to be unreasonable requirements which relate to an appeal on other grounds. I deal with these matters later. However, during my inspection I noted that chimney breasts had been covered with boarding, thereby sealing off any previous fireplace openings. Irrespective of whether or not fireplace surrounds had been previously removed by others, works have been carried out around the fireplace openings.

13. From my inspection of the windows as installed, it is also evident that they are predominantly new and that significant works have been carried out. Some of the original external surrounds or boxings might well have been used but I do not accept that the works, alleged to constitute a contravention, have not occurred. The extensive works to the windows, as a matter of fact and degree are not simply a replacement of poor double glazing units by more effective units; they are substantial works to the listed building which affect its character.

14. With regard to the doorway, fanlight and replacement floors and ramp, again it might well be the case that the appellant did not cause the initial damage. However, the works were carried out, as were the works to the 'cabinet' at first floor level. In the case of the latter, there was no 'cabinet' in place but the wall had been 'boarded' out to provide a boxing for services. The former amendments seem to have been reversed.

15. The rest of the alleged contraventions have clearly taken place and I was able to inspect each of the numbered allegations on each of the floor levels and to the front and rear external parts of the building. I was also able to view the property from the upper levels of the Camden Borough Council offices. In conclusion and from what I have seen and read, I am satisfied that the contraventions of listed building control occurred and the appeal fails on ground (b).

The appeal on ground (e)

16. The main issues are firstly the effect that the works have had on the character of the listed building, on its setting and on its features of architectural and historic interest and, secondly, the effect on the character and appearance of the Bloomsbury Conservation Area.

17. In considering whether to grant listed building consent, and in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard must be had to the desirability of preserving the building or its setting or any features or special architectural or historic interest. Section 72 of the same act requires that special attention must also be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

18. I taken into account the most relevant policies including the Council's Core Strategy Policy CS14 (High quality places and conserving heritage); Development Policies DP24 (High quality design), DP25 (Conserving Camden's Heritage); Camden Planning Guidance 1 and the Camden Town Conservation Area Appraisal and Management Strategy. I have also considered relevant policies of the National Planning Policy Guidance (NPPF) and in particular those relating to conserving and enhancing the historic environment; the need to provide quality homes and the presumption in favour of sustainable development.

External works

19. Having seen the mono-pitched timber structure with its cylinders, water tanks flues and associated pipework (Allegations 1, 2 and 3), I consider that these elements are significantly harmful to the character of the building. I have noted all of the arguments in favour of their retention including the service requirements. I also acknowledge that they are to the rear of the building and screened from the street. However, they are perceived as some sort of semi-external 'tank room' and the materials and the crude detailing of the structure and components detracts markedly from the integrity of the building and its rear elevation. The flues are particularly obtrusive as they protrude through the inappropriate roof covering and the overall installation looks alien and inappropriate to the rear of this fine Georgian terrace of buildings. For these reasons I do not consider that listed building consent should be granted for their retention as built and installed. The appeal fails on these points.

20. I have noted the respective dimensions of the two storey rear extension (Allegation 4) and acknowledge that it is slightly higher, deeper and wider than the dimensions shown on the approved drawings. However it has been constructed in appropriately matching materials and the windows appear to accord with the detailed drawings as approved. Despite the inappropriate junction at the main flank wall of the house (vertical strip of cement render), I do not consider that the character of the listed building is significantly harmed by the extension as built.

21. Nor do I consider that its setting has been significantly compromised. A major element in this setting is its relationship with the adjacent office building and the fact that the building now forms an end of terrace situation. In these circumstances one would expect works to the gable and the corner of the building to be carried out. With regard to the railings, steps and vaults (Allegations 7, 8 and 15) I do not consider that the changes from the approved drawings have harmed the listed building or its setting. On balance, therefore, I consider that these elements of the works (4, 7, 8 and 15) should be granted LBC and the appeal succeeds on these points.

22. Turning to allegations 5, 6, 9, and 10, I find all of these elements to be most inappropriate and harmful to the character and appearance of the building. I understand that one of the pipes on the gable wall is painted cast iron but the other plastic pipes to the side and rear are alien and inappropriate for this fine listed building. The satellite dishes and the untidy electricity and service cabling on the gable wall exacerbate the situation and the overall visual impact is harmful both to the building itself and to the street scene in this part of the conservation area. As well as harming the listed building these works neither preserve nor enhance the character

or appearance of the Bloomsbury Conservation Area. They are contrary to the relevant Council policies and those of the NPPF in respect of conserving the heritage of the Borough. The appeal on ground (e) fails on these points.

The Internal works: General points

23. Before concluding on the allegations for each of the specific floors, it is necessary to deal with the common allegations relating to each floor. These include the alterations to the plan form; the use of insulation boards and metal frames; the false ceilings; the ducting of services; the installation of the windows and the removal and replacement of floorboards. Clearly the majority of the walls as constructed are not in the positions as shown on the approved drawings. However, in granting PP and LBC the Council must have decided that the principle of altering the internal layout of the building was acceptable. Indeed it would appear that it has changed significantly over the years and had previously been split into several residential units.

24. Initially the layout to the main floors (ground, first and second) would more than likely have comprised of two main rooms: one to the front and one to the rear with, maybe, smaller storage/service rooms in between. In allowing a conversion to flats the character of the building was bound to change with regard to internal partition layouts and even the method of construction of these partitions.

25. Having considered all of the submissions; having inspected the building; having noted its most recent history (last 10 years or so) and, in particular, the PP and LBC as granted, it is clear to me that changes to its internal character were inevitable. The questions in this case relate to whether or not the differences between the approved drawings and what has been built are so significant that they have irrevocably harmed the character of the building and whatever remained of its architectural and historic features.

26. On the features of the plan form and the construction of the separating partitions (insulation board and metal frames), with the exception of the main front rooms, I do not consider that the character of the listed building has been significantly harmed. With regard to the NPPF policies it is my view that any harm to the rear and common parts is less than substantial. The important spaces to be retained, in my view, are the larger front rooms. Once the rear of the property had been allowed to be split into kitchen and bathroom areas, it matters not whether these rear spaces are larger or smaller than shown on the approved layout drawings. I do not consider that the overall layout changes are harmful to the integrity or character of the building and these matters will be granted LBC.

27. I am also satisfied that the false ceilings to the bathrooms, kitchens and hallway are acceptable. It is not, in my view, appropriate or necessary to remove the ceilings to these spaces in order to restore the internal character of the building. I am satisfied that the character will be retained without the need for their removal. To revert to what might have been there previously could, in any case, result in spaces which are completely out of proportion and even if the spaces had been retained (as shown on the approved drawings), it is likely that some form of suspended ceilings would have been installed in kitchens and bathrooms. Nor do I consider that allegation 21 (hall, timber beams etc) needs to be acted upon in order to restore the character of the building.

28. However, I find that the ceilings and lowered sections of ducting in the main front rooms are obtrusive and alien. In lowering these main room ceilings and placing box-like ducting across sections of the rooms, the character of the spaces has been completely changed. These changes and alterations are obtrusive and harmful to the integrity of the building and to its features of special architectural and historic

interest: namely the windows and window openings and the room proportions. The works completely change the scale and proportion of the rooms and I do not consider that LBC for the retention of these inappropriate works ought to be granted. They are contrary to both local and national policies relating to the heritage of the Borough.

29. Turning to the windows I note that details were approved for the new windows to the rear extension. I have been informed that the 'Slim lite' double glazing units are a total thickness of 20mm. These appear to have been installed as detailed but the 20mm thickness of the double glazing units ('Slim lite') appears to be greater than that shown on the approved drawing. The Council has not required any action regarding the 3rd floor rear windows. I find their decision in this respect to be inconsistent, since if they found the rear extension windows and the third floor windows acceptable, it is difficult to understand why they find the rest of the rear windows to be unacceptable. It would also look odd at the rear if some double glazed windows remained whilst others were single glazed.

30. Having seen all of these rear windows and despite the fact that the glazing units appear to be thicker than shown on the drawing 06A (20mm), it is my view that they do preserve the character of the rear of the listed building. Despite the fact that they are double glazed the proportions and astragal sizes are, in my view appropriate and acceptable. The thicknesses of the double glazed units are just about acceptable on the smaller windows to the rear and where, as result of their sizes there does not appear to be too much reflection from the glass. I consider, therefore that LBC should be granted for all of the rear windows.

31. However, I share the Council's concerns about the front windows. Whilst accepting that the surrounding frames and basic proportions are appropriate, I consider that the use of 'horns' and the thickness of the double glazing units in these larger front windows has resulted in visual harm to the character of the building, to its setting and to its features of architectural interest (the windows). When seen from the front and from oblique angles walking along the street, the glass reflects light in a significant way. This appears to be due to the type of glass used and the overall thickness of the double glazed units. With the way in which light was reflected from these front windows, I noted that from some angles it almost looked as though they were glazed with mirror glass.

32. When seen against the front windows of the adjacent properties (and whilst accepting that some of these are in very poor condition), the overall effect results in windows which are perceived as out of character with the building and the street scene. They completely change the external appearance of the building and I do not consider that LBC should be granted for the front windows as glazed and fitted. They are harmful to the listed building and neither preserve nor enhance the character or appearance of the conservation area. However, I consider that the notice can be varied by amending the requirements relating to the overall thicknesses of double glazed units to the windows rather than requiring their full removal. This will give the appellant an option to either remove or to comply with the varied requirement.

33. On the points relating to floor boards, I do not consider that these elements of the works as carried out have significantly affected the character of the listed building. In any case there is no record of original floor boards being in place and taking into account the history of the building it is highly unlikely that much original boarding would have survived intact until the present day. On this last point, therefore, I find in favour of the appellant and again the notice will be varied to remove the appropriate requirement(s).

34. Having seen the staircase works I am also satisfied that the banisters and newel posts are acceptable in that they are not harmful to the character of the building. However, the works to the hallway (allegations 33 and 34) although now amended would have been harmful to the listed building. I also consider that the positioning of the 'cabinet' (now a projecting box) has resulted in harm to the character of the staircase and landing and should not be granted LBC as constructed.

35. I have referred above to the fireplaces and accept that it would be unreasonable to require any replacement fireplace surrounds to be provided. However the fireplace openings had clearly been in place and the chimney breasts would have been distinctly noticeable and a major feature of the larger front rooms. The blocking off of these elements has detrimentally affected the character of the rooms to the front of the house and I consider that the blocking up and sealing off of the fireplace openings and recesses should not be granted LBC. The appeal fails on these points.

Basement Floor Level

36. For the above reasons I conclude that the matters set out in the alleged contraventions numbered: 11, 12, 15, 16, and 17, are acceptable and LBC will be granted for these works. However the matters set out in allegations numbered 13, 14, are not acceptable and, together with the respective requirements will stand, as drafted and/or varied.

External and Ground Floor Level

37. For the above reasons I conclude that the matters set out in allegations numbered: 4, 7, 8, 18, 20, 21, 22, 25, 27, 28, 29, 30, 31, 32 and 35 are acceptable and LBC will be granted for these works. However, the matters set out in allegations numbered: 1, 2, 3, 5, 6, 9, 10, 19, 23, 24, 26, 33 and 34 are not acceptable and, together with the respective requirements, will stand as drafted and/or varied. LBC will not be granted for these works.

First Floor Level

38. For the above reasons I conclude that the matters set out in allegations numbered: 36, 38, 39, 42, 43, 45, 46, 47, 48 and 49 are acceptable and LBC will be granted for these works. However, the matters set out in allegations 37, 40, 41 and 44 are not acceptable and, together with the respective requirements will stand as drafted and/or varied. LBC will not be granted for these works.

Second Floor Level

39. For the above reasons I conclude that the matters set out in allegations numbered: 50, 51, 52, 53, 54, 55, 56, 61 and 62 are acceptable and LBC will be granted for these works. However, the matters set out in allegations 57, 58, 59 and 60 are not acceptable and, together with the respective requirements, will stand as drafted and/or varied. LBC will not be granted for these works.

Third Floor Level

40. I agree with the Council's conclusion that no action is required in relation to any of the allegations numbered 63 to 73 inclusive.

The appeal on ground (i)

41. An appeal on this ground must be made on the basis that the requirements of the notice would not result in the character of the building being restored. My conclusions on this ground follow the same order as the ground (i) arguments set out in the appellant's statement dated April 2013.

42. I do not accept the arguments set out in paragraph 6.35 of the statement. I have found that the structure required to house the water heater cylinders is most harmful to the character of the listed building. In the absence of any other solution, or suggested lesser steps, I conclude that the requirements set out are necessary.

43. With regard to the suspended ceilings and associated ductwork, I have set out above my views on the specific effects of these works. I have concluded that they are not harmful in the rear rooms of the building but that they are harmful and unacceptable in the front rooms of the property. There is nothing in the appellant's submissions to convince me otherwise and so I consider that the relevant requirements relating to these front rooms are necessary to restore the character of the listed building.

44. I have already found in favour of the appellant in relation to the staircases and balustrades; the bathroom and kitchen plan forms; the front railings; the insulated partitions and the works to the ceiling and beams in the hallway. The appeal succeeds in part, therefore, on ground (i) but not in respect of all items. I have also agreed that allegations numbered 63 to 73 are not the subject of any requirement of the notice.

45. The appeal succeeds, therefore, on some of the points raised under this ground of appeal and fails on others. This is reflected in the formal decision below.

Other matters and conclusions

46. In reaching my conclusions on all of the unauthorised works I have taken into account all of the other matters raised by the Council and on behalf of the appellant. These include the full planning history of the building; the negotiations between the parties (pre-application and post application); the officer's report and all of the matters raised in the respective statements, rebuttals and final comments. However, none of these matters carries sufficient weight to alter my conclusion that those works for which listed building consent is refused, are contrary to the relevant local and NPPF policies relating to the protection, conservation and enhancement of our heritage assets. No other matter is of such significance to change my decision.

Formal Decision

47. The appeal is allowed insofar as it relates to the matters set out in the allegations numbered: 4, 7, 8, 11, 12, 15, 16, 17, 18, 20, 21, 22, 25, 27, 28, 29, 30, 31, 32, 35, 36, 38, 39, 42, 43, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 61, 62 and numbers 63 to 73 and listed building consent is granted for the retention of these works subject to the following conditions:

- (1). Prior to any further works commencing, details of all necessary structural works, finishes, services and routes and materials to all areas affected (Basement, Ground Floor, First Floor and Second Floor) shall be submitted to and approved in writing by the local planning authority. These details shall include the following:
 - (a) Floor and ceiling plans, sections and wall elevations to a scale of 1:20 of all of the front rooms to the property (basement, ground, first and second floors).
 - (b) Detail drawings to a scale of 1:5 of wall to ceiling junctions; window jambs, heads, meeting rails, astragals and sills; door jambs, heads and architraves and skirtings.
 - (c) Plans, elevations and sections of all new external doors (including front fanlight) to a scale of 1:10 with typical moulding details at 1:5.
 - (d) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of all new pipework and ducting to the structure of the building.
- (2) The above works shall be carried out fully in accordance with the approved details and the details and conditions, where relevant, of the original approval and consent - Permission (PP-2010/5768/P) and Listed Building Consent (LBC-2010/5769/L).

48. The listed building enforcement notice is varied by deleting requirements numbered 4, 10, 11, 14, 15, 16, 17, 19, 20, 21, 23, 26 27, 29, 33 and 34.

49. The listed building enforcement notice is varied by (a) adding the words '*OR replace the double glazing units in the unauthorised front windows with glazing to match the details set out in drawing No 425.06A (that is, slim lite double glazing units), and with a maximum overall thickness of 16mm*' at the end of requirement Nos 22, 32, and 38: and (b) by deleting the words '*and rear*' after the word '*front*' in requirement Nos 22, 32 and 38.

50. The listed building enforcement notice is varied by deleting the wording in requirement No 12 in full and by substituting, therefor, the words '*Remove the suspended ceilings to the front rooms at basement, ground floor, first floor and second floor levels. Reinstate the ceilings at the original heights and remove all ducting, pipework and spotlights. Ceilings in these front rooms to be in one plane: that is without any down standing elements*'.

51. The listed building notice is varied by deleting the word '*fireplace*' in requirement Nos 13, 24, and 30 and substituting therefor the words '*Chimney breast and fireplace opening*'.

52. Subject to the above variations the listed building enforcement notice is upheld as varied and the appeal is dismissed insofar as it relates to the works set out in the contraventions numbered 1, 2, 3, 5, 6, 9, 10, 13, 14, 19, 23, 24, 26, 33, 34, 37, 40, 41, 44, 57, 58, 59, and 60. Consent is NOT being granted for these works, and listed building consent is refused for the retention of these works carried out in contravention of section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

Anthony J Wharton

Inspector

Schedule 1

THE CONTRAVENTIONS ALLEGED (THE ALLEGATIONS)

External

1. Installation of 2 large water heater cylinders, 3 storage vessels and 1 water softener installed in rear yard - Action
2. Installation of two flues on rear elevation - Action
3. Erection of timber structure with monopitched roof positioned to rear of two storey addition - Action
4. Two storey rear extension is larger than approved (approximately 1m deeper and 0.7m wider). Part of the extension is approximately 0.3m higher with a step rather than a sloped roof. The brick northernmost flank wall has been interrupted at its junction with the main flank wall of the house with a vertical strip of cement render - Action
5. New plastic drain pipes on side elevation - Action
6. New plastic drain pipes on rear elevation - Action
7. Removal of front railings, gate and external basement staircase in front lightwell - Action
8. Extension (widening) of front steps - Action
9. Erection of 2 x satellite dishes and one aerial at roof level - Action
10. Addition of electricity and associated services cables and box on side elevation at ground floor level to rear of existing side gate - Action

Basement floor level

11. Insulation of walls at basement level with insulation board and metal frames to conceal piping/cables with plaster board on top - Action
12. Alterations to floorplan at basement level - alterations to the dividing wall between the front and rear of the floor and creation of new entrance between front and rear bedroom - Action
13. Front room basement level - Suspended ceiling in living room - Action
14. Front room basement level - mailing fireplace in living room - Action
15. Rebuilding of front vaults with breezeblocks - Action
16. Rear room (kitchen) - replacement of 1 x original window with double glazed window and addition of new cill - Action
17. Replacement of stair banisters and newel posts Action

Ground floor level

18. Insulation of all walls at ground floor level with insulation board and metal frames to conceal piping/cables with plaster board on top Action
19. Front door and fanlight damaged - Action
20. Hallway - Suspended ceiling and associated alterations - Action
21. Hallway - Damage to timber beams with addition of resilient bars for sound proofing - Action
22. Removal of nib wall and door between hallway and ground floor flat - Action
23. Front room ground floor level - Suspended ceiling - Action
24. Front room ground floor level - replacement of 1 x original timber sliding box sash window with double glazed sash window and addition of new cill - Action
25. Front room ground floor level - removal of former floor finish (timber floorboards) with new plywood flooring - Action
26. Front room ground floor level - Infilling of chimney with concrete blocks - Action
27. Bathroom ground floor level - layout has been revised and size of room enlarged - Action
28. Bathroom ground floor level - new plywood flooring (removal of previous

- flooring) - No action
- 29. Bathroom ground floor level - addition of Suspended ceiling (removal of previous ceiling) - Action
- 30. Kitchen ground floor level - replacement of 1 x original timber sliding box sash window with double glazed sash window and addition of new cill - Action
- 31. Kitchen ground floor level - addition of Suspended ceiling Action
- 32. Kitchen ground floor level - removal of existing flooring and addition of new flooring - No action
- 33. Hallway to rear addition - ramp created in floor with no step - Action
- 34. Hallway to rear addition - floor cut out to allow banister rail - Action
- 35. Replacement Of stair banisters and newel posts - Action

First floor

- 36. Insulation of all walls at first floor level with insulation board and metal frames to conceal piping/cables with plaster board on top - Action
- 37. Creation of full-width cabinet on wall in hallway to house cables - Action
- 38. Alterations to the floor plan - bathroom larger than approved with revised entrance/smaller kitchen - Action
- 39. Alterations to plan form - revisions to internal wall between front room and hallway/bathroom - Action
- 40. Front room first floor level - fireplace infilled with concrete blocks - Action
- 41. Front room first floor level - dropped suspended ceiling with bulkhead and (potential) recessed downlighters/spotlights - Action
- 42. Front room first floor level - new plywood flooring (removal of previous flooring)
- 43. Front room first floor level – Insulation of walls with metal frames to conceal piping/cables with plaster board on top – Action
- 44. Front room first floor level – replacement of 2 x original timber sliding box sash window with double glazed sash windows and addition of new cills – Action
- 45. Bathroom first floor level – addition of Suspended ceiling – Action
- 46. Rear room (kitchen) first floor level – addition of Suspended ceiling – Action
- 47. Rear room (kitchen) first floor level – replacement of 1 x original timber sliding box sash window with double glazed sash window and addition of new cill – Action
- 48. Hallway – replacement of 1 x original timber sliding box sash window with double glazed sash window and addition of new cill – Action
- 49. Installation of timber banisters – Action

Second floor

- 50. Insulation of all internal walls at second floor level with insulation board and metal frames to conceal piping/cables with plaster board on top – Action
- 51. Second floor floorplan revised – bathroom larger than approved with revised entrance/smaller kitchen – Action
- 52. Rear room second floor level – addition of suspended ceiling and Insulation of walls with metal frames to conceal piping/cables with plaster board on top – Action
- 53. Alterations to internal wall between front room and hallway/bathroom – Action
- 54. Rear room second floor level – replacement of 1 x original timber sliding box sash window with double glazed sash window and addition of new cill – Action
- 55. Bathroom second floor level – addition of suspended ceiling and alterations to entrance – Action
- 56. Alterations to the floor plan – bathroom larger than approved with revised entrance/smaller kitchen – Action

- 57. Front room second floor level – addition of suspended ceiling – Action
- 58. Front room second floor level – insulation board and metal frames to conceal piping/cables – Action
- 59. Front room second floor level – blocked fireplace – Action
- 60. Front room second floor level – replacement of 2 x original timber sliding box sash windows with double glazed sash windows and addition of new Gills – Action
- 61. Alterations to floor plan of front room - Alterations to internal wall between front room and hallway/bathroom – Action
- 62. Replacement of banisters – Action

Third floor level

- 63. Insulation of all internal walls at third floor level with insulation board and metal frames to conceal piping/cables with plaster board on top – No action
- 64. Addition of new internal walls in front and rear rooms – No action
- 65. alterations to internal wall between front bedroom and kitchen – No action
- 66. alterations to internal walls to accommodate shower room – No action
- 67. Removal of recessed walls in front and rear rooms – No action
- 68. Front room (bedroom) Insulation of walls with metal frames to conceal piping/cables with plaster board on top – No action
- 69. Front room (kitchen) - Insulation of walls with metal frames to conceal piping/cables with plaster board on top – No action
- 70. Rear room living room - Insulation of walls with metal frames to conceal piping/cables with plaster board on top – No action
- 71. replacement of 1 x original timber sliding box sash window with double glazed sash window and addition of new cill in front room – No action
- 72. replacement of 1 x original timber sliding box sash window with double glazed sash window and addition of new cill in rear room – No action
- 73. replacement of banisters – No action

Schedule 2

THE REQUIREMENTS

- 1. Completely remove the 2 large water heater cylinders, 3 storage vessels and 1 water softener installed in rear yard and any associated additions and restore any resulting damage (item 1)
- 2. Completely remove the two flues on rear elevation and repair any resulting damage. (item 2)
- 3. Remove the timber structure with monopitched roof positioned to rear of two storey addition (item 3)
- 4. Completely remove the two storey rear extension and reinstate the rear elevation to its previous form and restore any resulting damage (item 4)
- 5. Completely remove the plastic drainpipes on the side and rear elevation and replace with cast iron drainpipes (item 5 and 6)
- 6. Reinstate the original railings to their previous form as shown on attached drawing 425.02A (item 7)
- 7. Reinstate the original front steps to their previous form in terms of size and material as shown on attached drawing 425.02A (item 8)
- 8. Remove the 2 x satellite dishes and one aerial at roof level (item 9)
- 9. Remove the electricity and associated services cables and box on side elevation at ground floor level to rear of existing side gate and restore any resulting damage. (item 10)
- 10. Completely remove the insulation and insulating board and metal studs and any associated cables and pipes and reinstate the depth of the original internal walls in all rooms at basement level as shown on attached drawing

425.01A. (item 11)

11. Completely reinstate the floorplan at basement level to its previous form as shown on attached drawing number 425.01A. (item 12)
12. Remove the suspended ceilings and reinstate the original ceiling to its original form at basement level and restore any resulting damage. (item 13)
13. Reinstall the fireplace in living room (item 14)
14. Rebuild the front vaults in a design to match the original as shown on attached drawings 425.02A and 425.01A (item 15)
Remove the unauthorised window in the rear elevation at basement level and reinstate 1 x single glazed timber sliding box sash (Item 16)
15. Completely remove the stair banisters and newel posts (item 17)
16. Completely remove the insulation and insulating board and metal studs and any associated cables or pipes and reinstate the depth of the original internal walls in all rooms at ground floor level as shown on attached drawing 425.01A. (item 18)
17. Repair the damage to the front door and fanlight on the front elevation at ground floor level. (item 19)
18. Remove the suspended ceilings and reinstate the original ceiling to its original form at ground floor level and restore any resulting damage (item 20, 29 and 31)
19. Repair the damage to the timber beams from the addition of resilient bars for sound proofing in the hallway and front room at ground floor level (item 21)
20. Reinstall the nib wall and door between hallway and ground floor flat to its previous form as shown on attached drawing 425.01A (item 22)
21. Remove all the unauthorised windows and cills in the front and rear elevations at ground floor level and reinstate single glazed timber sliding box sash windows in the front room at ground floor level as shown on attached drawings 425.02A and 425.01A (items 24 and 30)
22. Completely reinstate the internal floor plan of the ground floor level to its previous form as shown on attached drawing number ref: 425.01A. (item 26)
23. Reinstall the fireplace in the front room at ground floor level (item 27)
24. Remove the floor cut out to allow banister rail at ground floor level (item 35)
25. Completely remove the stair banisters and newel posts at ground floor level and repair any resulting damage (item 36)
26. Completely remove the insulation and insulating board and metal studs and any associated cables or pipes and reinstate the depth of the original internal walls in all rooms at first floor level as shown on attached drawing 425.01A. (item 36)
27. Remove the full-width cabinet on the wall in hallway and repair any resulting damage at first floor level (item 37)
28. Completely reinstate the internal floor plan of first floor level to its previous form as shown on attached drawing 425.01A (items 38 and 39)
29. Reinstall the fireplace in the front room at first floor level and repair any resulting damage (item 40)
30. Remove the suspended ceilings with spotlights and reinstate the original ceiling to its original form at first floor and restore any resulting damage. (item 41)
31. Remove the 4 unauthorised windows in the front and rear elevations and the new cills and reinstate 4 x single glazed timber sliding box sash windows at first floor level and make good any resulting damage as shown on attached drawings 425.02A and 425.01A (items 44, 47 and 48)
32. Remove the suspended ceiling in the bathroom and kitchen at first floor level and reinstate the original ceiling to its original form (items 45 and 46).
33. Completely remove the stair banisters and newel posts at first floor level and repair any resulting damage (item 50)
35. Completely remove the insulation, insulating board, metal studs and any

- associated cables or pipes and reinstate the depth of the original internal walls in all rooms at second floor level as shown on attached plan 425.01 A. (item 50)
36. Completely reinstate the internal floor plan of the second floor level as shown on attached drawing 425.01A (items 51, 53, 56 and 61)
37. Remove the suspended ceilings in all rooms at second floor level and reinstate the original ceiling to their original form and repair any resulting damage. (items 52, 55 and 57)
38. Remove the unauthorised windows and remove the new cills and reinstate 3 x single glazed timber sliding box sash window in the front and rear elevations at second floor level and make good any resulting damage as shown on attached plans 425.02A and 425.01A (items 54 and 60)
39. Reinstall fireplace in the front room at second floor level (item 59)
40. Completely remove the stair banisters and newel posts at second floor level (item 63).