

Charles Rose
Camden Town Hall Extension
Argyle Street
London
WC1H 8ND

**Re: Householder planning application for listed building
For 27 Grove Terrace, London, NW5 1PL.**

07.01.2015

Dear Charles,

Further to our meeting and various correspondence since July 2014, we have taken on board your feedback and incorporated it within the revised proposal. We are now in a position to apply for the householder planning application for listed building consent as advised.

I have attached the revised proposed plans, external elevations and photographs of the investigation works carried out and look forward to hearing your further comments.

As previously advised we have been able to find out more information on the house, which should assist decisions on permission.

The original house was built circa 1780, with the split into two houses 27a and 27 occurring in 1972. It is understood that the side extension with an angled wall to the front and rear elevations was added circa 1830. The closet wing to the rear of the house also appears to be a later addition. The mansard roof obviously not original thought to have been erected circa 1950 where it was originally a single space, then later divided. Please see photograph 1, which shows this dividing wall as being of non-original plasterboard construction. We have considered our discussions on site about this floor and the best feasible layout, concluding that since the dividing wall is non original the better solution for the shower room location would be central to the two rooms with a separate door into all rooms, which suggests a more traditional layout. We have also considered the front elevation and symmetry of the windows and propose that the existing central non original sash be removed and replaced with 2no in keeping sashes to align with the windows on the façade below. We feel this will be more in keeping with the house and the rest of terrace whilst allowing additional light into the room. Many other properties have this arrangement on the terrace, as an example please see photograph 2.

It appears that originally there were openings between the now separated houses on the landing to the basement, ground and first floors as shown on the plans attached from 1972, whilst not very detailed they show break lines. The connector door in the paneling at ground floor, whilst blocked up from 27a, is still in place as you will have seen from your visit. We also believe there was a connection in the same place on the second floor, although the 1972 plans do not show this. Please also refer to the attached plans on page 2/4 Grove Terrace survey of London: volume 19. We carried out some investigation works by carefully removing some of the wallpaper to the localised area and uncovered plaster to the right and a concrete non-original infill to the left where we believe there was originally a connection. Please see photograph 3.

As you will see the proposed works still comprise mainly of external and internal refurbishment of the entire house, with new windows and doors in the locations indicated on the drawings.

I would be grateful if you could contact me should you require any further information or wish to discuss the proposed scheme further.

Kind regards,

Treena Boon

Enc. Plans 411-05+06 rev B, Proposed external elevations 411-04 rev B, Plans from 1972 dwg no 1011, photographic evidence of findings from site REV A and page 2/4 Grove Terrace survey of London: volume 19.

For and on the behalf of

BOONHOLT_DESIGNCONSULTANTS LTD

Hill House, 28 Lynn Road, Wimbotsham, Kings Lynn, PE34 3QL
Ltd Company no: 7253496
VAT registration number: 994 6286 58