

Mr. Dean Walley
Gravity Design
Old Bank Court
Morocco Street
London
SE1 3HB

Application Ref: **2015/0448/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

5 March 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
19 Frognal Lane
London
NW3 7DB

Proposal:

Various internal works including installation of jib door, and relocation of kitchen and associated partitions

Drawing Nos: Existing Preliminary 000 379B, proposed Preliminary GA103 379D, heritage statement, method statement for works to services in floor voids, flush jib door details 400, design & access statement

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 All new work and work of making good shall be carried out to match the original 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 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 works hereby approved are only those specifically indicated on the drawing(s) referred to above.

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.

Informative(s):

- 1 Reasons for granting listed building consent. [Delegated]

The house's interior is somewhat altered, its having been converted into flats, apparently in 1965. The applicant wishes to install a jib door between bedroom 1 and the bathroom. An acceptable drawing has been submitted. There will be partition alterations in a non-original bathroom area formed at the site of the house's former staircase. A new doorway will open from this space into bedroom 2. Partitions will enclose part of the current hall in bedroom 2. Other parts of the current hall will become cupboards. All new partitions will be differentiated by having no cornice detail and differentiated skirting detail. The rear reception room will become a kitchen. An acceptable method statement for service runs has been submitted. The front room, currently a kitchen, will be restored to being a reception room, with a non-original timber floor to be replaced.

Proposals for underfloor heating, stone flooring to the hall and renovation of the front steps were removed from the proposal at pre-app stage.

As grade-II internal works, no consultations were required. However, a full set were carried out in error. One response was received. This stated that no elevations were shown, despite the alterations operating over more than one floor. However, in fact, the alterations only affect the upper ground floor, so only plans are required. It was also noted that the proposal drawing was named "preliminary". While this is peculiar, as long as this is the drawing that is held to, it does not matter what it is called. The "generally non-original" partitions to be demolished are in the modern bathroom area created in the former stair well, except where two new doorways are proposed into bedrooms. As long as the approved drawings are followed, no unauthorised loss of original partitions will occur.

Special regard has been attached to the desirability of preserving the listed building

or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with 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. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment