

Mr. Alan Power
Alan Power Architects
13 Needham Road
London
W11 2RP

Application Ref: **2013/5764/P**
Please ask for: **Gary Bakall**
Telephone: 020 7974 **5618**

20 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
The Elms
Fitzroy Park
London
N6 6HS

Proposal: Various external works including new roof form and two storey glazed link extension on north elevation (retrospective) and details of replacement and salvaged windows to be reinstated.

Drawing Nos: 492/112 rev B; 492/210 revb; 492/211 rev B, , 492/212 rev B, 492/213 rev B, 492/214 rev A, 492/WG-D01; 109 rev D; 111 rev C; 112 rev C; 210 rev C; 213 rev C; and details of replacement window as outlined in letter dated 23rd February 2015 from Alan Power Architects agreeing to replace the external windows and submitted drawings EW/F.18; EW/F.17; EW/F.16; EW/F.15; EW/F.14; EW/F.13; EW/F.12, EW/F.11; EW/G.21 existing; EW/G.21 proposed; EW/G.20; EW/G.19; EW/G.18; EW/G.17; EW/G.16; EW/G.4; Ground Floor Full Size Sections; First Floor Full Size Sections; Ground Floor Full Size window Detail; First Floor Full Size Window Detail; Ground Floor Sash Box Full Size; EW/G.19 Full Size Sash Box; First Floor Sash Box; Frame Sections Full Size; Observations on the building's chronology, construction history and on the proposed works of repair and restoration by Dan Cruickshank, December 2012; A report on the proposed recovery and reinstatement of displaced window-joinery to be read in conjunction with the report of August 2013 providing assessments of the potential effects of the works described



in the enforcement notice proposed for retention and the potential effects of the further proposed works on the particular architectural and historic interest and significance of the property, submitted in support of applications for listed building consent and planning permission by Paul Velluet, February 2015; Report on the condition of the windows and external elements of the window frames by David Luard, February 2014; explanatory letter about replacement windows from David Luard dated 23rd February 2015; Paint Analysis Report on External Joinery by C Hassall Paint Analysis, April 2013; The Elms, Veranda - Condition Report by Eura Conservation Ltd, June 2013; Schedule of works of repair to be undertaken in conjunction with the works of alteration at The Elms by BJ Planning; Schedule: assessment of items set out in enforcement notice, Applicant Response, February 2014.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 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.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and 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: 492/112 rev B; 492/210 revb; 492/211 rev B, , 492/212 rev B, 492/213 rev B, 492/214 rev A, 492/WG-D01; 109 rev D; 111 rev C; 112 rev C; 210 rev C; 213 rev C; and details of replacement window as outlined in letter dated 23rd February 2015 from Alan Power Architects agreeing to replace the external windows and submitted drawings EW/F.18; EW/F.17; EW/F.16; EW/F.15; EW/F.14; EW/F.13; EW/F.12, EW/F.11; EW/G.21 existing; EW/G.21 proposed; EW/G.20; EW/G.19; EW/G.18; EW/G.17; EW/G.16; EW/G.4; Ground Floor Full Size Sections; First Floor Full Size Sections; Ground Floor Full Size window Detail; First Floor Full Size Window Detail; Ground Floor Sash Box Full Size; EW/G.19 Full Size Sash Box; First Floor Sash Box; Frame Sections Full Size; Observations on the building's chronology, construction history and on the proposed works of repair and restoration by Dan Cruickshank, December 2012; A report on the proposed recovery and reinstatement of displaced window-joinery to be read in conjunction with the report of August 2013 providing assessments of the

potential effects of the works described in the enforcement notice proposed for retention and the potential effects of the further proposed works on the particular architectural and historic interest and significance of the property, submitted in support of applications for listed building consent and planning permission by Paul Velluet, February 2015; Report on the condition of the windows and external elements of the window frames by David Luard, February 2014; explanatory letter about replacement windows from David Luard dated 23rd February 2015; Paint Analysis Report on External Joinery by C Hassall Paint Analysis, April 2013; The Elms, Veranda - Condition Report by Eura Conservation Ltd, June 2013; Schedule of works of repair to be undertaken in conjunction with the works of alteration at The Elms by BJ Planning; Schedule: assessment of items set out in enforcement notice, Applicant Response, February 2014.

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

- 4 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) Reinstatement of tented veranda structure on west elevation of 1840s villa (1:10 plans, sections & elevations, samples of all new materials);
 - (b) Reinstatement of cast iron rainwater goods (product specification and samples);
 - (c) New dormer windows, including casement windows, front faces and cheeks, on 184's villa (1:10 plans, sections and elevations plus 1:2 details of head, cills and jambs);
 - (d) Remodelling of two south-eastern bay windows at basement level including reinstatement of cast iron support columns (1:10 plans, sections and elevations);
 - (e) Reinstatement of decorative blind boxes (1:2 sections and elevations);
 - (f) Installation of flush conservation-type rooflight in 1840s roof (1:2 plans, sections and elevations, product specification);
 - (g) Enclosing walls, and external doors of the Winter Garden (1:10 plans and elevations, 1:2 sections);
 - (h) Ground-floor library bow French windows in the north elevation of 1840s house (1:10 plans, sections and elevations plus 1:2 details of head, cills and jambs);
 - (i) Details of all other windows and external doors in the 1840s and 1860s house and consented north-east extension, illustrating all new and salvaged components (1:10 plans, sections and elevations plus 1:2 details of head, cills and jambs).

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.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 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.
- 4 You are advised that this planning permission does not give consent to retain any windows or external doors rather it approves the report by Luard Conservation Ltd. dated February 2014 and letter dated 23rd February 2015 on how salvaged windows will be re-used and replicated and re-instated.
- 5 You are advised that the Listed Building Enforcement Notice dated 14th May 2012 is still in force and failure to fully implement this permission within a year of the date of this decision may result in prosecution for non compliance with that enforcement notice.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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



Ed Watson
Director of Culture & Environment