

# Location Plan

## 27 Grove Terrace



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<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>06/07/2015</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>25/06/2015</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
James Clark				2015/2658/P & 2015/3002/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
27 Grove Terrace London NW5 1PL				See Draft Decision Notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
<u>Full Planning Application (2015/2658/P)</u>  Alterations to the Lower ground & ground floor rear windows, replace the lower ground floor patio stairs and the addition of a waste pipework on the rear elevation.  <u>Listed Building Consent (2015/3002/L)</u>  Internal alterations room layout & alterations to Lower ground & ground floor rear windows, replace the lower ground floor patio stairs and the addition of a waste pipework on the rear elevation.							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b> <b>Grant Listed Building Consent</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>12</b>	No. of responses No. Electronic	<b>2</b> <b>2</b>	No. of objections	<b>2</b>
<b>Summary of consultation responses:</b>		A site notice was displayed from 29/05/2015 (expiring 26/06/2015) and a public notice was published in and Ham & High from 29/05/2015 (expiring 19/06/2015).  Two comments have been received from Grove Terrace Residents association and no 26 Grove Terrace concerning the following issues <ul style="list-style-type: none"> <li>- The proposed excavation of the site could affect the structural integrity of neighbouring properties</li> <li>- Bulk of the rear extension, would be above the garden boundary wall</li> </ul>					

	<ul style="list-style-type: none"> <li>- Light pollution as a result of reflection from the roof light</li> <li>- The materials to be used in development are not characteristic of the location or the Grade II* building</li> <li>- The reduced depth of the garden would limit the borrowed landscape affecting the setting and character of Grade II* building</li> </ul> <p><b><i>Officer Comment: The proposed lower ground and ground floor rear extension has been removed by amended plans submitted from the applicant. The proposed changes are considered to be minor alterations and mitigate the objections submitted by neighbouring properties. There would be some excavation of the existing concrete lower ground floor steps however the overall depth of the site would not increase and the retaining wall would be maintained providing structural ground protection. The conservation officer approves the minor alterations.</i></b></p>
<b>Dartmouth Park CAAC</b>	<p>The <b>Dartmouth Park Conservation Area Advisory Committee (CAAC)</b> were formally consulted and have objected to the development on the 5<sup>th</sup> of June 2015.</p> <p>We object to this application for the extension of a listed building because the design is highly inappropriate...The contemporary block addition proposed is of the most commonplace character, to the harm of the terrace and the Conservation Area. In addition a modern tall metal-framed window is proposed in the side wall, again of a quite unsuitable character. Further, these extensive areas of glass apparently inadequate to light a room of no more than four metres depth, a large rooflight is proposed, which is bound to diffuse light at night to the detriment of neighbouring properties. The design harms the historic design of the terrace, the character of the conservation area, and is harmful to the interest of its neighbours, and should be rejected.</p> <p><b><i>Officer Comment: The proposed rear extension has been removed as part of amended plans submitted by the applicant. The concerns raised by the CAAC have been mitigated by the removal of the extension. The subsequent proposed alterations are minor and not considered to be more sympathetic to the points made by the CAAC. The conservation officer approves the minor alterations.</i></b></p>
<b>Historic England</b>	<p><b>You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing Historic England would stress that it is not expressing any views on the merits of the proposals which are the subject of the application.</b></p> <p><b>This application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.</b></p>
<b>Site Description</b>	
<p>The application site is a five storey terraced building, including basement level, located on Grove terrace within the Dartmouth park conservation area. The building is categorised as Grade II* listed and referred to in the Dartmouth park Conservation area appraisal below.</p> <p>“Nos. 6 – 27, with their curtilages including their railings and lamp holders are an unusually</p>	

comprehensive survival of an 18th century piece of speculative development and are listed Grade II\*...No. 27, now divided into two, is double fronted and has four windows”.

## **Relevant History**

### 27 Grove Terrace (Application site)

2015/0323/L - Internal and external alterations, including the replacement and installation of new doors and windows on front and rear - Approved with Conditions (April, 2015)

TC9706517 - Thinning works to one yew in rear garden (Approved November 1997)

### 27A Grove Terrace

9400737- Erection of an extension to the existing single storey structure at the rear as shown on drawing nos. 2072/S1, S2 S3 2072/P1C P2C. revised on 22.06.94 15.07.94, and 08.09.94 (Approved with Conditions, November 1994)

## **Relevant policies**

### **National Planning Policy Framework (2012)**

### **London Plan (2015)**

### **LDF Core Strategy and Development Policies**

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

### **Camden Planning Guidance**

CPG1 Design; 2015

CPG6 Amenity 2015

### **Dartmouth Park Conservation Area Appraisal (January, 2009)**

## **Assessment**

### **1. Background:**

1.1 Listed building consent was recently approved (April 2015) for changes to the external windows on the closet wing of the building. The alterations to the windows were considered to be acceptable as they replaced windows that were of no heritage value and were considered to be appropriately designed.

1.2. The original planning application included a lower ground and ground floor rear extension. The proposed rear extension was not considered to be acceptable and amended designs were submitted removing the extension. The amended alterations and works are minor alterations and re-notification was not deemed necessary, with the exception of Historic England who have “authorised determination of the application as you think fit”.

## **2. Proposal:**

### Original proposal

2.1 The original proposal was for the erection of a lower ground and ground floor rear extension, external landscaping and minor alterations. The proposed rear extensions were removed on the advice of the Camden conservation officer.

### Revised proposal

2.2 This planning application proposes alterations to the lower ground and ground floor rear windows, replacement of the lower ground floor patio stairs and the addition of a waste pipework on the rear elevation.

## **3. Design:**

3.1 The proposed rear window alterations would replace the first floor rear sash window with a like for like timber frame and the lower ground floor double doors would be replaced with a timber sliding door frame. The changes would accord with guidance in CPG1 and have no impact on the character of the Grade II\* listed building.

3.2 The proposed removal of the concrete steps running from the lower ground floor up to the ground floor rear garden would require the excavation of an area approximately 2.3m x 2.4m. The excavation would create a patio area of approximately 11.4sqm without increasing the baseline depth of the patio. Access to the rear ground floor garden would be gained via a new metal stair case constructed adjacent the boundary of no 26 Grove terrace. The stair case would be subordinate to the patio and the building as a whole. Railings would be erected around the perimeter of the patio in accordance with building regulations. The railings would not damage the openness or the character of the rear garden and considered acceptable.

3.3 The excavation of the patio would involve the removal of brickwork planters directly adjacent the rear elevation. The removal of the brickwork planters would result in a new waste pipework 2.1m along the rear elevation on the first floor. Two waste pipeworks currently exist along the rear elevation and the addition of a small portion is not considered to negatively impact the overall character of the Grade II\* listed building.

3.4 The conservation officer confirms the proposed internal and external works requiring listed building consent are not considered to harm the special interest of the listed building.

## **4. Neighbouring Amenity:**

4.1 The modest minor alterations to the rear windows would not change the existing neighbouring amenity conditions. The excavation of the patio area would not threaten the foundations of the neighbouring property and the access stairs from the Lower ground floor to the ground floor would not be positioned at a higher level than the existing stairs protecting the neighbouring privacy.

## **5. Impact on Grade II\* listed Building**

5.1 The modest works would not detrimentally impact the setting & character of the Grade II\* Listed building.

## **6. Recommendation**

6.1 Grant Planning Permission

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## Site Photo's

### Rear elevation





## Front Elevation





Miss Treena Boon  
Boonholt design consultants Ltd  
Hill House 28 Lynn Road  
Kings Lynn  
Norfolk  
PE34 3QL

Application Ref: **2015/2658/P**  
Please ask for: **James Clark**  
Telephone: 020 7974 **2050**

4 August 2015

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**27 Grove Terrace  
London  
NW5 1PL**

**DECISION**

Proposal:

Alterations to Lower ground & ground floor rear windows, replace the lower ground floor patio stairs and the addition of a waste pipework on the rear elevation.

Drawing Nos: Design & Access Statement, Heritage Statement, Location Plan, 411-08 (Rev A), 411-05 (Rev D), 411-09 (Rev F) & 411-10 (Rev F)

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 411-05 (Rev D), 411-08 (Rev A), 411-09 (Rev F) & 411-10 (Rev F)

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

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.

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

Director of Culture & Environment

**DRAFT**

**DECISION**

Boonholt design consultants Ltd  
Hill House 28 Lynn Road  
Kings Lynn  
Norfolk  
PE34 3QL

Application Ref: **2015/3002/L**  
Please ask for: **James Clark**  
Telephone: 020 7974 **2050**

4 August 2015

**DRAFT**

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**27 Grove Terrace  
London  
NW5 1PL**

**DECISION**

Proposal:  
Internal alterations to room layout & alterations to Lower ground & ground floor rear windows, replace the lower ground floor patio stairs and the addition of a waste pipework on the rear elevation.

Drawing Nos: Design & Access Statement, Heritage Statement, Location Plan, 411-08 (Rev A), 411-05 (Rev D), 411-09 (Rev F) & 411-10 (Rev F)

The Council has considered your application and decided to grant 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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

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).

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Yours faithfully

Director of Culture & Environment