

Mr. Masoud Parvardin
Archetype Associates
121 Gloucester Place
London
W1U 6JY

Application Ref: **2015/2192/L**
Please ask for: **Michelle O'Doherty**
Telephone: 020 7974 **5668**

14 August 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
18 Grove Terrace
London
NW5 1PH

Proposal:

Internal alterations including a new bathroom at second floor.

Drawing Nos: Site Plan, 1049 (01)-02 Issue A, 1049 (01)-03 Issue A, 1049 (01)-04 Issue A, Proposed - 1049 (10)-01 dated Jul 15 (Proposed Plans), 1049 (10)-02 dated July 15 (Proposed Elevations), 1049 (10)-05 dated July 15, 1049 (10)-01 dated Jul 15 (Basement Condition Schedule), 1049 (10)-02 dated Jul 15 (Ground Floor Condition Schedule), 1049 (10)-03 dated Jul 15, 1049 (10)-04 dated Jul 15 (Second Floor Condition Schedule), 1049 (10)-05 dated Jul 15 (Loft Floor Condition Schedule), 1049 (07)-01 Issue 2

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.

- 4 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 of service runs and mechanical ventilation for all new bathrooms demonstrating the relationship of new pipework and apertures with the structure of the building.

- b) Plan, elevation and section drawings of all service cupboards and the proposed vanity box at a minimum scale of 1:10.

- d) Plan, elevation and section drawings of the new glazing in the existing doorway at basement level showing its relationship to the existing moulding at a minimum scale of 1:10.

- e) Plan, elevation and section drawings of the new glazed wall in the front room at second floor at a minimum scale of 1:10, demonstrating how it relates to the existing chimney piece.

- f) Details of new fireplaces and hearths within the retained chimney pieces throughout the building.

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.

- 5 A schedule of works and a method statement for all works to existing windows, shutters, wall panelling, doors and staircases shall be submitted to and approved in writing by the Council before works are commenced. 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.

- 6 Notwithstanding all condition schedules as part of this approval, a method statement and plans as appropriate for the repair of the ceiling at basement, ground, first and second floors shall be submitted to and approved in writing by the Council before works are commenced. 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.

- 7 Historic panel doors, architraves and door cases shall be retained in situ and where doors are no longer required to provide access, they shall be fixed shut in their original position. The architraves and door cases shall be maintained as such thereafter.

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.

- 8 Notwithstanding Drawing 1049 (10) 02 dated July 15 (Proposed Elevations) external render and stucco shall be lime based with no use of cement.

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.

- 9 All historic floorboards shall be retained in situ. Where historic floorboards remain any new flooring shall be of a 'floating floor' construction method or shall be laid on

top of the original floor in such a way that does not require damage to be caused to the historic floorboards.

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.

- 10 All new partitions shall be scribed around existing mouldings.

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 Reason for Granting Listed Building Consent:

The application is for internal alterations including upgrading the kitchen, bathrooms and fitting out a new bathroom on the second floor front room. There are also numerous repairs being proposed. Conditions have been attached to ensure the details of the works are sensitive to the historic building. The new bathroom in part of the front room at second floor will clearly read as a modern intervention. The clear glazed wall dividing the new bathroom from the rest of the room will minimise the impact on room volume and all works are reversible, thereby not harming the significance of this Grade II* listed building.

Public consultation was undertaken by placement of a press and site notice, whereby one response was received by the Grove Terrace Residents Association. A concern was raised about the proposal to excavate and construct a lower ground rear extension but that original description of development submitted by the applicant was incorrect as this application does not entail those works. The description of development was amended by completing a new application form.

Historic England was consulted, whereby it responded that the Council is authorised to determine the application for listed building consent as it sees fit based on the revised proposals.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden

Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126 - 141 of the National Planning Policy Framework.

- 2 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.

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', written in a cursive style.

Ed Watson
Director of Culture & Environment