

Ms Treena Boon
Boonholt Design Consultants Ltd
28 Lynn Road
Wimbotsham
Kings Lynn
PE34 3QL

Application Ref: **2015/6767/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

10 February 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
27 Grove Terrace
London
NW5 1PL

Proposal:

Provide opening for jib door in ground floor hall wall to gain access into room. Change in layout from previously approved planning application to the upper ground and lower ground floors.

Drawing Nos: Site location plan; 411-100; 411-05 REV G; 411-03 REV B.

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 Consent is sought to insert a door connecting the hall to the front part of the main reception room at 27 Grove Terrace. Typically doors existed in the location proposed for buildings of this age. This is confirmed by evidence submitted by the applicant that shows a door in the proposed location on an historic lease for the property.

The door would appear as a 'jib' to preserve the appearance of the panelling in the hallway. For these reasons the proposal would respect the significance of the grade II* listed building in terms of layout and design.

The site's planning history was taken into account when coming to this decision. Historic England authorised the Council to determine the application as we see fit. No other representations were received as a result of consultation.

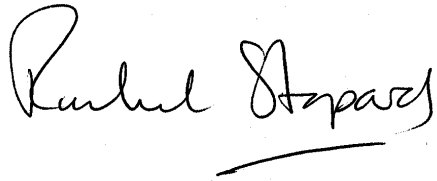
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the 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 2015, 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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment