

Development Control  
Environment Department  
Camden Town Hall  
Argyle Street Entrance  
Euston Road  
London WC1H 8ND

11<sup>th</sup> March 2016  
Amended 11<sup>th</sup> May 2016

**Lisa Shell**  
architects

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Dear Sir/ Madam,

## 4 THE GROVE, LONDON N6 6JU

Internal and external alterations and structural repairs

Please find enclosed our application for Full Planning and Listed Building Consent, submitted via the Planning Portal, with associated fee of £172.00.

With reference to 2015/6817/L and 2015/6771/P other alteration works have recently been approved. As requested by Nick Baxter, unless it is not possible to assess proposals in insolation from the approved items, duplications are avoided. Duplicated items are identified on the drawings in red and clearly labeled.

This application includes the following proposals; those that are omitted from consideration as part of this application are struck through:

### **Lower ground floor**

#### Kitchen

Rehang door to hand  
Bread oven to chimney breast niche  
New chimney piece and mantle

#### Utility

Underpinning to SE detail to concrete block internal partition wall

#### Play room

Install new chimney piece, hearth and linings to detail to existing fireplace  
Reform internal steps to provide access to garden

#### Family room

Reform internal steps to provide access to garden

#### WC

Strip out concrete block lining wall to expose original stone shelf and chimney breast corbel  
Refinish front edge of stone shelf

#### Kitchen Living Dining

Thermal insulated lining to external wall

### **Upper ground floor**

#### Entrance hall

~~Reinstatement of pargetted plaster ceiling~~

New hearth to fireplace  
Supplement joists between bressummers to support east-west spine wall  
Living room  
New hearth to fireplace  
Library  
New hearth to fireplace  
Strip flat timber cover to cornice  
Bedroom 8  
Acoustic lining to party wall

### **First floor**

Bedroom 1  
New hearth to fireplace  
Dressing room  
Infil door opening to Boudoir  
New chimneypiece and hearth  
Make good pb/ skim finishes where exposed by wardrobes  
Ensuite Bathroom  
Acoustic lining to party wall  
Opening in partition wall to Boudoir with gib door  
~~Raise ceiling to underside of rafters; adapt structure~~  
Line out chimney breast wall to accommodate drainage  
Bedroom 2  
Reinstate original fireplace with new chimneypiece; retain existing hearth  
Bedroom 7  
New door in new surround to detail  
Bathroom  
Reconstruct existing block wall in lightweight stud  
Reinstate historic door opening  
Low level boxing to window

### **Second floor**

Floors generally  
Tie floor joists to bressummers to SE detail to achieve connectivity  
Walls generally  
Provide access to dwarf walls to access rafter feet ref Structure below  
Second half landing  
Strip out pipe boxings  
WC  
Rehang door to hand  
Bedroom 3  
Open up original fireplace; new chimneypiece and hearth to detail  
New partition wall with associated structural support to form Ensuite Shower 1 with gib door  
Bedroom 4  
New partition wall with associated structural support to form Ensuite Shower 2 with gib door  
Bedroom 5  
Section of new partition wall with associated structural support to form Ensuite Shower 1  
Bedroom 6  
Open up original fireplace; new chimneypiece and hearth to detail  
Form new door opening and fit new square/6 panelled door to detail  
Ensuite Shower rooms 1 & 2  
New ensuite shower rooms to detail to include new raised floors to showers

### **Lofts/ roofs**

Structure

New timber collar and purlin struts to SE detail  
Repair major fracture to north east purlin  
Repair connections between rafter feet, wall plates and second floor joists at rear wall  
Valley finishes  
Replace concrete tiles with handmade clay tiles to match existing  
Lead vent terminations to internal pitches to serve shower room extractors  
Lead termination to svp to internal pitch  
Review fall to gutter and increase if possible without otherwise unnecessary loss of original formation boards  
Repair/renew existing access hatch timber framing subject to condition

## **Exterior**

### General

Refurbishment of windows and doors

### Front

~~Restore wrought iron railings~~

~~Repair stone cappings~~

Repointing subject to approval of sample

### Flank

Repointing subject to approval of sample

New casement window to kitchen

### Rear

Replace 2 no. modern casements to Main House at lower ground floor level with new glazed doors

Form areas to rear to provide stepped access via new glazed doors into house

Replace modern casement to rear of Extension with sash window

~~Restore wrought iron railings~~

~~Repair stone steps~~

Demolish and infill pond and pave in brickwork to match existing

Supply and install iron railing to garden retaining wall

Please let me know if you require any further information to avoid the need for pre-commencement conditions.

Yours faithfully,



Lisa Shell  
MA(Cantab) DipArch DipCons(AA) RIBA  
**LISA SHELL architects**

Tim Dignum                      Estate Manager, Jamie Oliver Group  
Stephen Gray                    Heritage Consultant, The Stephen Gray Consultancy  
Matthew Cooper                Historic England