

Ms Ana Mercedes Hopkirk  
THiiiNK! Design  
Cumberland Lodge,  
17 Grove Crescent,  
Kingston upon Thames,  
United Kingdom

Application Ref: **2016/0809/L**  
Please ask for: **Alfie Stroud**  
Telephone: 020 7974 **2784**

23 June 2016

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**14 Ferncroft Avenue**  
**Camden**  
**London**  
**NW3 7PH**

Proposal:  
Internal refurbishment including, damp-proofing and reconfiguration of partitions.  
Drawing Nos:  
E-PP 01/05 rev.A, E-PP 02/05 rev.A, E-PP 03/05 rev.A, E-PP 04/05, E-PP 04/04, Existing  
doors gazetteer;  
P-PP 01/03 rev.B, P-PP 02/03 rev.B, P-PP 03/03 rev.B, P-PP 04/04, Proposed fireplace 1,  
Proposed fireplace 2;  
Design and Access Statement.

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) A plan and internal elevation of the lateral partition wall between the proposed office/bedroom and living room, showing the proposed widened opening and new French doors

- b) Typical elevation and section drawings at a scale of 1:1 of all cornices and skirtings to be removed and all new cornices and skirtings to be installed.

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:

No 14 Ferncroft Avenue is one of two semi-detached houses designed by CHB Quennell in 1901-2. Architecturally it is typical of his other houses in Hampstead. Since its conversion into three flats, the ground floor and garden is occupied by Flat 1, with evident alterations to the fabric made in order to enable the configuration of the space to create a single residential unit.

The proposals would refurbish the flat after occupation by a single owner for several decades. The opening between the main reception rooms would be widened with replacement doors installed, while other small decorative features appropriate to the style of the flat would be reintroduced. A small bathroom would be widened by the reconfiguration of partitions around a corridor, with appropriate panel doors replaced, and a bedroom formed by the installation of a door in a non-original partition. A non-original doorway into the master bedroom, which cuts through a decorative pilaster, would be removed, acceptably revealing this as a modern intervention, and the door relocated by means of a screen to the end of the ground-floor corridor. Other new fittings shown on plans will be free-standing. Damp-proofing works in the rear extension, and the running of new services through existing floor voids are all acceptable remedial works with no harmful impact on historic fabric. The works will not cause harm to the special interest of the grade II listed building.

The works being internal-only, no publicity was required. No objections have been received prior to making this decision. The site's planning history was taken into account in reaching this decision.

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

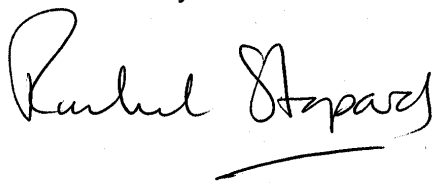
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016, 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



Rachel Stopard  
Executive Director Supporting Communities

