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Application Ref: **2016/2971/L**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

23 June 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

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

Proposal:  
Discharge of conditions 2a (windows, doors and ventilation grill specifications) and 2b (manufacturers details for facing materials) granted under reference 2015/3002/L dated 12/08/15 for internal alterations to room layout & alterations to lower ground and ground floor rear windows, replace the lower ground floor patio stairs and the addition of a waste pipework on the rear elevation.

Drawing Nos: 27 Grove Terrace condition document (pages 1-7); 411-35; 411-36; 411-37; 411-10 REV G; Dry Bagged lime Mortar technical data sheet; mansard window sheet.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Informative(s):

- 1 You are advised that all conditions in relation to listed building consent ref 2015/3002/L dated 12/08/2015 which require the submission of details, have been



discharged.

2 Reasons for granting listed building consent (approval of details):

Consent is sought to discharge condition 2a (windows, doors and ventilation grill specifications) and 2b (manufacturers details for facing materials) granted under reference 2015/3002/L dated 12/08/15.

The sample repointing would be flush and brushed lime mortar which is considered to preserve the special interest and character of the grade II\* listed building.

The window and door details would match those approved and preserve the special of the grade II\* listed building.

The flues and vents have been sensitively located and would not disturb the character and appearance of the building.

The site's planning history was taken into account when coming to this decision. A site notice and press notice were posted, but no consultation responses were received. Historic England did not wish to comment on the proposal.

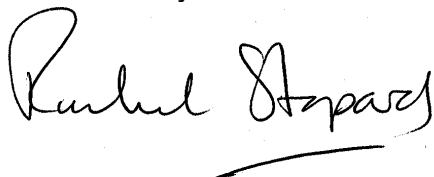
Special regard has been attached to the desirability of preserving the special interest of the listed building under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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



Rachel Stopard  
Executive Director Supporting Communities