

Miss Lisa Shell
Lisa Shell Architects Ltd
EG2 Norway Wharf
24 Hertford Road
London
N1 5QT
United Kingdom

Application Ref: **2016/2468/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

1 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 The Grove
N6 6JU

Proposal: External alterations including replacement of two casement windows at lower ground level to rear with French doors and access stairs from lower ground to garden level, replacement of rear casement window with sash window and repair works to grade II* listed house.

Drawing Nos: Design, Access & Heritage Statement, G R O 2 / L O P / 0 0 1, G R O 2 / S U P / 0 0 1, G R O 2 / S U P / 1 0 2, G R O 2 / S U P / 1 0 3, G R O 2 / G A P / 0 0 1, G R O 2 / G A P / 1 0 2, G R O 2 / G A P / 1 0 3, G R O / C O / 1 0 3 / A, G R O / C O / 1 0 1 / A and G R O / C O / 1 0 2 / A.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design, Access & Heritage Statement, G R O 2 / L O P / 0 0 1, G R O 2 / S U P / 0 0 1, G R O 2 / S U P / 1 0 2, G R O 2 / S U P / 1 0 3, G R O 2 / G A P / 0 0 1, G R O 2 / G A P / 1 0 2, G R O 2 / G A P / 1 0 3, G R O / C O / 1 0 3 / A, G R O / C O / 1 0 1 / A and G R O / C O / 1 0 2 / A.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informatives:

- 1 Reasons for granting permission:

Two modern casements at lower ground floor level will be replaced with new French windows with areas to the rear to provide stepped access into the house. The French windows to the rear involve only a slight loss of fabric, because the existing windows are modern. A modern casement window to the rear of the modern extension will be replaced with a sash window to the benefit of the building.

Consequently, the proposed works will not harm the special interest of the grade II* listed building. Historic England has raised no objection to the proposed works.

The proposed works are not considered harmful in terms of amenity as no overlooking to neighbouring residential windows shall occur and no loss of light shall result.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 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 policy 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 and 7.6 of The London Plan 2016 and paragraphs 14, 17, 47-55, 56 -68 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

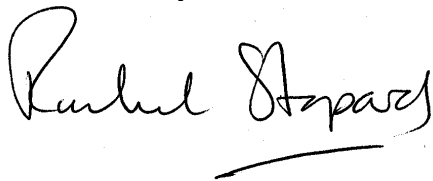
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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