

Mr William Smalley  
William Smalley RIBA  
The Dairy  
40 Emerald Street  
London  
WC1N 3QH

Application Ref: **2016/1903/L**  
Please ask for: **Shane O'Donnell**  
Telephone: 020 7974 **2944**

1 July 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**28 Belsize Grove**  
**London**  
**NW3 4TR**

Proposal:  
Conversion of two residential units to a single dwellinghouse, reinstating of staircase, reinstating of cast iron canopy to the rear, and creation of internal and external openings at ground floor and lower ground floor level.

Drawing Nos: Location Plan, Lower Ground Floor Plan, Ground Floor Plan, First Floor, Second Floor Plan and Roof Plan, Existing and Proposed Section, Rear Elevation, Front Elevation, Heritage Statement 260116 by William Smalley

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 All new external and internal works and finishes and works of making good to the retained fabric including joinery, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 Reasons for granting listed building consent.

The proposed development would convert two residential units to a single dwellinghouse, including reinstating of a staircase and cast iron canopy to the rear including a rear glass extension, as well as the creation of internal and external openings at ground and lower level.

The application building is a Grade II listed building part of a row of listed buildings along Belsize Grove. The proposal would include the reinstatement of the main staircase and the removal of an existing fitted kitchen which are seen as a welcome changes. The proposed rear canopy roof and glazed rear extension would involve the loss of some original brickwork and the historic window opening but these proposed rear additions along with the changes to the internal openings are considered sympathetically designed. On balance, these proposed works will not have a detrimental impact on the remaining historic fabric of this attractive

terraced house, or the character and setting of this listed building.

No letters of objection was received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

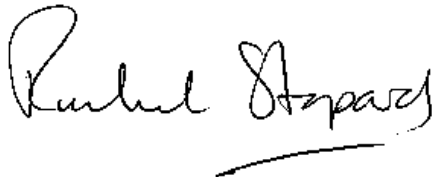
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). The proposed work also accords with The London Plan March 2016 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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities