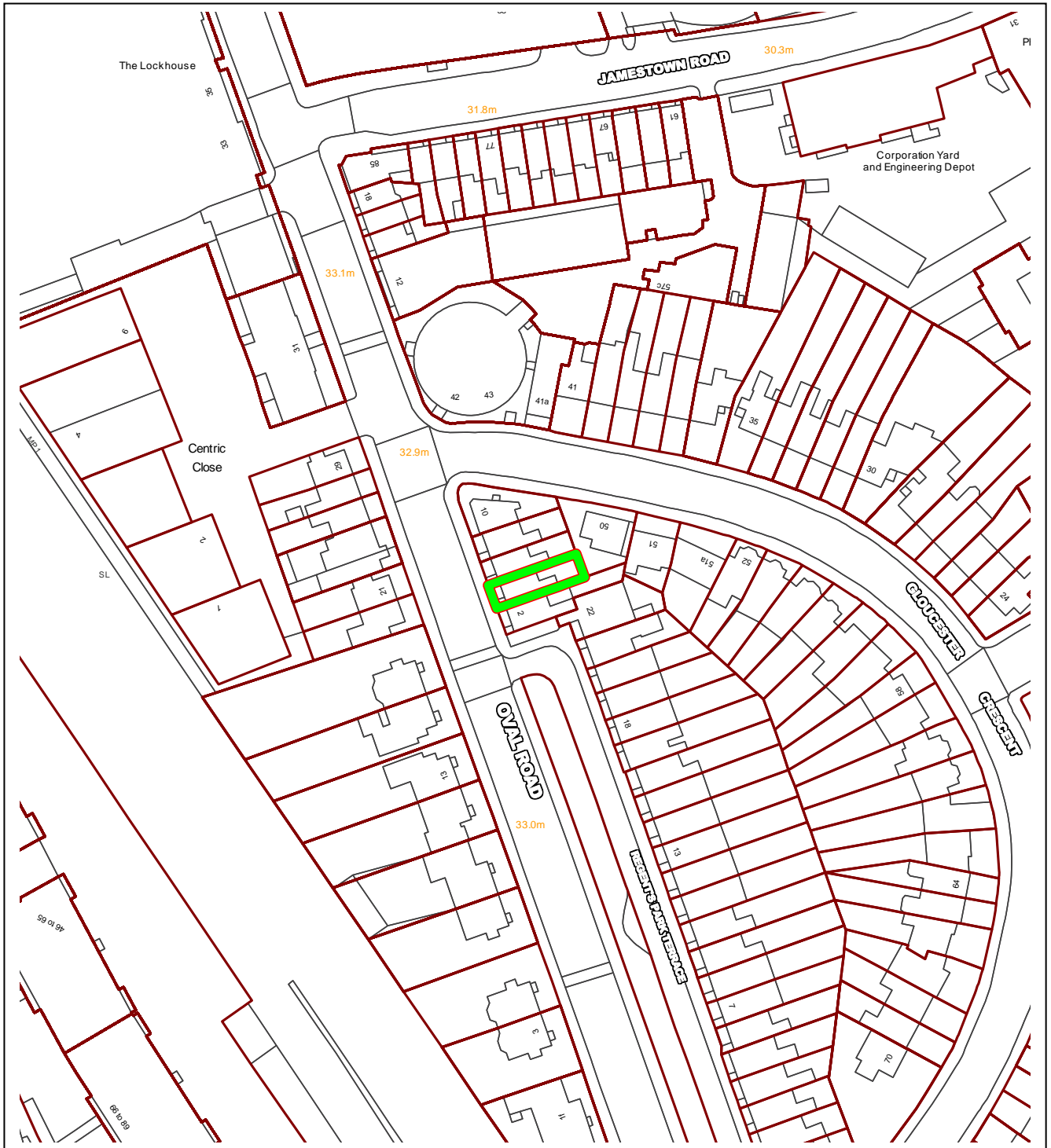


# 2016/1406/P - 4 Oval Road, NW1 7EB



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Site Photographs  
2016/1406/P - 4 Oval Road, NW1 7EB



1. Existing front elevation



2. Rear elevation including existing glazed lean-to



3. Existing glazed lean-to



4. Lower ground floor



5. First floor reception room

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>12/05/2016</b>
<b>(Members Briefing)</b>		N/A	<b>Consultation Expiry Date:</b>	
<b>Officer</b>			<b>Application Numbers</b>	
Anna Roe			A. 2016/1406/P B. 2016/2071/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
4 Oval Road, London, NW1 7EB			Refer to Draft Decision Notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal</b>				
<p>A: Amalgamation of 2 residential units into a single family dwellinghouse and erection of glazed, single storey extension to rear, lower ground floor level and associated external works.</p> <p>B: Erection of glazed, single storey extension to rear, lower ground floor level. Amalgamation of 2 residential units into a single family dwellinghouse and associated internal and external works.</p>				
<b>Recommendation:</b>	<p>A. Grant Conditional Planning Permission</p> <p>B. Grant Conditional Listed Building Consent</p>			
<b>Application Type:</b>	<p>A. Full Planning Permission</p> <p>B. Listed Building Consent</p>			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>06</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>An advertisement was placed in the local press on 21/04/16 expiring 12/05/16; a Site notice was displayed on 15/04/16, expiring 06/05/16; and notification letters were sent to adjoining occupiers on 12/04/16.</p> <p>No responses were received from adjoining occupiers or members of the public.</p>					
<b>CAAC comments:</b>	<p>The Primrose Hill Conservation Area Advisory Committee (CAAC) objected to the application on the following grounds:</p> <ol style="list-style-type: none"> <li>1. While we recognize the policy position which allows the loss of single residential units in our area, where the attrition of more-modestly sized housing is a real problem. We always regret the loss of a dwelling unit, the loss of a potential self-contained home.</li> <li>2. We object strongly to the destruction of the original plan of the Listed Building at lower ground floor level to the rear. In Listed Building terms this destruction would remove much of the original rear wall of the house, but it would also harm the original plan form of the house, and the key cellular plan. This would also destroy the balance of proportions of the spaces at this level – a key significant characteristic in a heritage asset of this kind. The demolitions proposed would also consequently harm the perception of the hierarchy of spaces in the listed building: at this level, the rooms should retain their characteristics as subordinate spaces: the proposals would create at this subservient level, rooms of greater scale than in the rest of the house, subverting, and harming, the hierarchy of space where the first floor, ground floor, and lower ground floor form a characteristic spatial hierarchy. The destruction of historic forms which are significant to the character of the Listed house includes, at the ground floor, the insertion of inappropriate double doors in the entrance hall – damaging the modest scale and proportions of the entrance hall – and, at the first floor, the extraordinarily clumsy insertion of the rear bathroom which seriously harms the importance of the chimney breast in this room – at the main reception level of the house. The removal of the fireplace from this space is also harmful on the same grounds. We are concerned not to have seen an assessment of the significance of the heritage asset, as required by NPPF. We also note that the statement that appears to constitute a form of specification which states ‘the contractor may propose substitute sections or alternative details to accord with his standard practice ...’: this is not an acceptable approach to a Listed Building. Should the major criticisms identified here be addressed in revisions, we urgently request that all details be made subject to condition as reserved matters, the assessment of such approvals to be based on a full survey, with photographic proof, carried out by a professional</li> </ol>					

qualified in historic building work.

**Officers response:**

1. *As the Primrose Hill CAAC correctly acknowledge, because the proposal would only involve the loss of one residential unit it complies with policies DP2 and CS6 of the LDF.*
2. *Please refer to the assessment section (paragraphs 5.1 to 5.20) of this delegated report.*

## Site Description

The application site comprises a five storey terraced property (with cellar and attic) dating from c1835.

The area is characterised as residential and consists of terraced houses with traditional brick and stucco facades notable for their regularity of detail. The property is located in the Primrose Hill Conservation Area and is one of an important group of Listed Buildings which abuts Regent's Park Terrace. Nos.2-10 Oval Road was added to Historic England's Statutory Register in 1974 and forms part of a pattern of townscape contrasting with Regent's Park Terrace. The two groups are very characteristic of the conservation area, with complementary but distinctive features.

In the early 1970s, planning permission was granted (App no. 8152/R) for the sub-division of the property into a 3 bedroom maisonette (ground, first & second floor levels) and a one bedroom self-contained flat at lower ground floor level.

The character of the interior of the building has been compromised by the works undertaken to convert it into a maisonette and a flat, prior to its statutory listing.

## Relevant History

### Application site

HB/8470231 - The erection of a roof extension to provide additional residential accommodation. Conditional LB consent granted 29/10/84.

PL/8401390 - The erection of a roof extension to provide additional residential accommodation, Conditional planning permission granted 29/10/84.

9746 - The construction of a glazed staircase enclosure at roof level. Approved 07/01/71.

9179 - Conversion to provide a self-contained flat on the basement floor and a maisonette on the upper floors. Conditional planning permission granted 13/08/70.

8152/R - Conversion to provide a self-contained flat on the basement floor and a maisonette on the upper floors with timber stairs at the rear from the ground floor to the garden. Approved 18/03/70.

### Neighbouring properties

#### 2 Oval Road

2013/3788/P - Alteration to opening on rear elevation of single dwelling house (Class C3). Planning permission granted 08/08/13.

2013/2259/L - Alteration to opening on rear elevation of single dwelling house (Class C3). Listed building consent granted 09/08/13.



2013/2256/L - Internal alterations to partitions and external alterations to include painted walls to single dwelling house (Class C3). Listed building consent granted 09/80/13.

#### 6 Oval Road

8802450 - Erection of a two storey rear conservatory at lower ground and ground floor levels the erection of an additional storey at roof level and the change of use of the premises into two self-contained maisonettes. Conditional planning approval granted 13/07/89.

8870370 - Erection of a two storey rear conservatory at lower ground and ground floor levels the erection of an additional storey at roof level and the change of use of the premises into two self-contained maisonettes. Listed building consent granted 13/07/89.

#### 8 Oval Road

8670444 - Works of conversion to form one self-contained flat at basement-level and external alterations to the front basement elevation. Listed building consent granted 02/03/87.

8602126 - Change of use including works of conversion to form one self-contained flat at basement-level and a self-contained maisonette above and external alterations at basement level. Conditional planning approval granted 21/01/87.

### **Relevant policies**

#### **National Planning Policy Framework, 2016**

#### **The London Plan 2016**

#### **LDF Core Strategy, 2010**

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS14 Promoting high quality places and conserving our heritage

#### **Camden Development Policies, 2010**

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

#### **Camden Supplementary Planning Guidance**

CPG1 (Design) 2015 – Chapters: 2, 3 and 4

CPG6 (Amenity) 2011 – Chapters: 6 and 7

#### **Primrose Hill Conservation Area Statement, 2000**

## Assessment

### 1. Proposal

- 1.1 The application seeks permission for the amalgamation of the maisonette (ground, first & second floor levels) and flat at lower ground floor level into a single family dwellinghouse.
- 1.2 The removal of the 1970s balcony, steps and lobby/extension to the rear and the erection of a minimalist glass extension spanning between the rear returns. The remaining exposed flank wall of the closet wing would be retained. Two new openings would be created in the rear and flank of the closet wing, and fitted with timber, sash windows of an appropriate style. A window would also be restored to the doorway at ground-floor level.
- 1.3 The proposed extension would have a depth of 3.30 metres; a width of 2.60 metres (half width of the application site) and a flat roof with a height of 3.06 metres.
- 1.4 Various internal alterations are also proposed including: the removal of the modern partitions at lower ground floor level; insertion of a screen beneath the bridge in the lightwell (to create a new basement entrance lobby); slight excavation and lining of the southernmost vault (to allow it to become a usable space); restoration of the staircase linking the ground and lower ground floors and a wall dividing the principal ground-floor room from the entrance hall; addition of a plaster cornice to the ground-floor rooms; replacement of modern floorboards with salvaged floorboards in master bedroom; and insertion of a new timber staircase to replace the existing modern open-tread stair between the second and third floors.

### 2. Amendments

- 2.1 In response to the CAAC's concern that the removal of modern partitions would create an unhistorically open-plan space, a nib has been introduced to provide a visual break between the two chimneybreasts on the north wall at lower ground floor level. At the Council's request two solid nibs would also be inset beneath the bridge of the lightwell.
- 2.2 The section of original main wall at the rear lower floor level will now be retained to define the rear facade of the building as per the original plan form. The attic storey metal windows to the rear now include mullion sub-divisions.

### 3. Assessment

- 3.1 The principle issues considered to determine this application are summarised as below:
  - Visual impact upon the character and appearance of the host building, Primrose Hill Conservation Area and listed building (Design and Conservation); and
  - Impact on the residential amenities of any neighbouring occupiers (Residential Amenity)

### 4. Amalgamation of the two residential units

- 4.1 Policies DP2 and CS6 of the LDF seek to protect existing housing by resisting development that would involve the net loss or two or more homes. As the proposal would only involve the loss of one residential unit it is considered to comply with these policies.
- 4.2 The Department of Communities and Local Government (DCLG) has set minimum space standards to ensure rooms are large enough to take on varying uses. The overall floor space in new dwelling would meet the minimum standards set out in 'Technical Housing Standards – Nationally Described Space Standard' 2015.
- 4.3 The proposed dwelling would provide a good standard of residential accommodation in terms of layout, room sizes, sunlight, daylight, ventilation and outlook, consistent with Core Strategy

policy CS6.

- 4.4 The site has a Public Transport Accessibility Level (PTAL) of 6a. Policy DP18 expects development to be car free in the Central London Area, Town Centres and other areas within Controlled Parking Zones that area easily accessible by public transport (PTAL of 4 or above). However, given that the number of units will be reduced from two to one it not considered necessary for this development to be car-free.

## **5. Design and Conservation**

### **Rear Extension**

- 5.1 The application site is grade II listed and within the Primrose Hill Conservation Area.
- 5.2 Policy DP25 of Camden's Development Policies (Conserving Camden's Heritage) allows for alterations and extensions to a listed building where it considers that this would not cause harm to the special interest of the building.
- 5.3 Camden Planning Guidance 1 (Design) states in paragraphs 4.10 and 4.12 that new extensions should be secondary to the host building in terms of form, scale, proportions and detailing and respect the existing pattern of rear extensions in an area. The Primrose Hill Conservation Area Statement stipulates that rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and conservation area will be the basis of its suitability.
- 5.4 The proposed extension is considered subordinate to the original building in terms of its height and width. Furthermore, given the location of the proposed extension at lower ground floor level it would not significantly change the rear elevation of the existing listed building, nor would it be readily visible from Regents Park Terrace (to the rear of the application site) or the wider Primrose Hill Conservation Area.
- 5.5 The proposed glazing would give the extension a modern, lightweight appearance, helping to retain a sense of space and openness and by virtue of its location at ground floor level would not detract from the Primrose Hill Conservation Area. The new glass doors and windows would differ from what exists, but their introduction would help to make the extension appear secondary to the original dwelling, rather than out of scale.
- 5.6 The proposed glass roof to the ground floor extension would not be visible from the wider public realm by virtue of its size and positioning. It would create a separation between the application site and proposed extension. It should also be noted that the roof has been designed to preserve the existing architectural features of the listed building. The proposed glass separation is not considered to relate poorly to the masonry walls, but rather enable it to be read as a modern addition.
- 5.7 The proposal to demolish the existing rear extension at lower-ground-floor level and construct a large glazed structure is a sensitive one, which involves no additional demolition to the main rear wall of the house at this level, which has already been removed. The remaining exposed flank wall of the closet wing would be retained, however very small section of historic fabric would be removed under the window pane and the existing window would be relocated. Due to the small amount of fabric lost, the alterations would be acceptable. The proposed structure would be of lightweight structural-glass construction, and unlike the existing will involve no walk-over access to ground-floor level.
- 5.8 Due to the nature of the extension, being lightweight (glass) where it intersects with the original building, the remaining part of the original rear elevation would still be perceivable and thus it is considered that no harm would be caused to the character and appearance of the host property. Special regard has therefore been made to the desirability of preserving the building and its setting as well as any features of special architectural or historic interest which it

possesses.

- 5.9 The extension would allow for the retention of a reasonable proportion of the rear garden and amenity space (approximately 30 square metres). It would not detract from garden amenity of neighbouring gardens and the wider area or the setting of the grade II listed buildings.

### **Windows**

- 5.10 Camden Planning Guidance 1 (Design) states in paragraph 4.7 that 'alterations should always take into account the character and design of the property and its surroundings'. 'New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening'.
- 5.11 Two new openings would be created in the rear and flank of the closet wing, and fitted with timber, sash windows of an appropriate style. A window would also be restored to the doorway at ground-floor level. Due to the small amount of fabric lost, the alterations would be acceptable. In addition, one of the windows would be salvaged from the ground-floor flank, further minimising loss of historic fabric. The retention of the salvaged window on site, and the submission of details at 1:10 and 1:1 of the proposed new windows would be secured by condition.
- 5.12 At the level of the roof extension, two u-PVC windows in the rear would be replaced in timber with glazing bars, promising a moderately beneficial effect on views from Gloucester Avenue, while the bi-folding doors proposed to replace the existing sliding doors at the front would have no negative material or aesthetic impact.

### **Internal alterations**

- 5.13 In the early 1970s, planning permission was granted (app no. 8152/R) for the sub-division of the property into a 3 bedroom maisonette (ground, first & second floor levels) and a one bedroom self-contained flat at lower ground floor level. These works compromised the character of the interior of the building. In the basement, no historic internal partitions survive and the existing partitions only obscure evidence of the historic plan-form.
- 5.14 The removal of the modern partitions would cause no more harm to the special interest of the listed building than the peculiar modern partitions do by their existence. That said, the CAAC's concern that the removal of modern partitions would create an unhistorically open-plan space has been mitigated at the Council's request by a nib to provide a visual break between the two chimneybreasts on the north wall.
- 5.15 The proposed insertion of a screen beneath the bridge in the lightwell to create a new basement entrance lobby will more sensitively replicate an alteration already made to the neighbouring buildings, with two solid nibs inset beneath the arch and a timber and glazed screen and doors between. Slight excavation and lining of the southernmost vault thus enclosed would be acceptable in order to allow it to become a usable space.
- 5.16 A timber staircase will be restored to the location of the lost original, meeting the ground floor through the surviving joinery. The restoration of a wall dividing the principal ground-floor room from the entrance hall will beneficially restore an element of historic plan-form and for this reason, a double-leaf doorway here, in the historic position, would be acceptable.
- 5.17 The proposed addition of a plaster cornice to the ground-floor rooms is acceptable and will be controlled by a condition requiring submission of 1:1 profiles and details; the same condition will require submission of details relating to any repairs or alterations to historic joinery such as shutters, skirtings and door and window surrounds, or to other decorative plasterwork where it is not covered by the submitted drawings. Poor quality and inauthentic decorative timber beading to the stair compartment could be acceptably removed.

- 5.18 On the first floor, the rear room will become a master bathroom, its door from the stair compartment locked shut. Two lightweight screens will create a wardrobe ante-space, sitting below the line of the picture rail, to leave the two rooms' original cornicing visible – and partially restored where a bulkhead has previously caused damage. Servicing will use existing runs, or be concealed within a fitted unit scribed around the chimneybreast, from which the fire surround will be relocated to the second-floor bedroom. The master bedroom will have its modern narrow floorboards replaced with wider salvaged floorboards appropriate to the age of the house.
- 5.19 On the second floor, existing partitions, modern and historic will be retained, while poor-quality modern timber floorboards and bathroom fittings will be replaced, all having no impact on fabric or form of special interest. A new timber stair will replace the existing modern open-tread stair between the second and third floors. Alterations to partitions and fittings within the third-floor roof extension in no way affect historic fabric.
- 5.20 Loss of fabric of special historic or architectural interest as part of the proposed works would be confined to brickwork implicated by reorganisation of windows in the closet wing, with one historic window there, and one historic fireplace within, relocated within the house. These modest changes allow other acceptable and generally high quality and reversible works, which would not affect intact areas of the historic plan-form, and in some places promise to reveal a little better aspects of the special interest of the house which have been lost. As such, the proposed works would cause no harm to the special interest of the listed building, and so are acceptable.

## **6. Residential Amenity**

- 6.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. The proposed rear extension would not impact upon the amenity of the neighbouring occupiers to the west by virtue of the existing full width rear extension at no. 54 and 2.5 metre high party wall. The adjacent rear facing lower ground floor window at no. 56 serves a stairwell and the proposal would therefore not result in a significant loss of light or outlook for those occupiers.
- 6.2 The proposed new windows would also not increase the opportunity to overlook neighbouring properties over and above that from existing windows.

## **7. Conclusion**

- 7.1 It is concluded that the proposals would not cause damage or loss to the significance of the heritage asset and are sympathetic to the scale, mass and height of the listed building, with minimal intervention on the fabric and preserving the character-defining elements of the historic fabric and retaining the authenticity of the building. Furthermore, it is not considered to harm the character or appearance of the wider Primrose Hill Conservation Area.

## **8. Recommendation**

Grant Conditional Planning Permission and Listed Building Consent.

## **DISCLAIMER**

**The decision to refer an application to Development Control Committee lies with the Executive Director of Supporting Communities. Nominated members will advise whether they consider this application should be reported to the Development Control Committee on Monday 27<sup>th</sup> June 2016. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**

Mr Alistair Grills  
Alistair Grills Associates  
4 Chisholm Road  
Richmond  
Surrey  
TW10 6JH  
United Kingdom

Application Ref: **2016/1406/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 1226

22 June 2016

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**4 Oval Road  
London  
NW1 7EB**

# DECISION

Proposal: Amalgamation of 2 residential units into a single family dwellinghouse and erection of glazed, single storey extension to rear, lower ground floor level and associated external works.

Drawing Nos: 700; 700H; 701; 701H; 702; 702H; 703; 703H; 704; 705; 706; 707; 708; 121; 905; 900; 901; 902; 903; 904; 105; 106 Rev A; 107 Rev C; 108 Rev C; 110 Rev B; 101 Rev A; 112 Rev A; 113; 114 Rev B; 120; 201; 202; 303; 304; 313; Rev 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

Director of Supporting Communities



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: 700; 700H; 701; 701H; 702; 702H; 703; 703H; 704; 705; 706; 707; 708; 121; 905; 900; 901; 902; 903; 904; 105; 106 Rev A; 107 Rev C; 108 Rev C; 110 Rev B; 101 Rev A; 112 Rev A; 113; 114 Rev B; 120; 201; 202; 303; 304; and 313 Rev A.

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

#### Informatives:

- 1 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).
- 2 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  
Director of Supporting Communities

Director of Supporting Communities

Alistair Grills Associates  
4 Chisholm Road  
Richmond  
Surrey  
TW10 6JH  
United Kingdom

Application Ref: **2016/2071/L**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 1226

22 June 2016

**DRAFT**

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**4 Oval Road**  
**London**  
**NW1 7EB**

**DECISION**

Proposal: Erection of glazed, single storey extension to rear, lower ground floor level. Amalgamation of 2 residential units into a single family dwellinghouse and associated internal and external works.

Drawing Nos: 700; 700H; 701; 701H; 702; 702H; 703; 703H; 704; 705; 706; 707; 708; 121; 905; 900; 901; 902; 903; 904; 105; 106 Rev A; 107 Rev C; 108 Rev C; 110 Rev B; 101 Rev A; 112 Rev A; 113; 114 Rev B; 120; 201; 202; 303; 304; 313; Rev A.

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

#### Conditions and Reasons:

- 1 The works hereby approved are only those specifically indicated on the drawings 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

Director of Supporting Communities





Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 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.

- 3 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.

- 4 Bricks removed during the creation of new openings in the closet wing should be salvaged as far as possible and used for any new build-up and making-good needed around the doors and windows.

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.

- 5 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) Profiles and details of the proposed plaster cornice to the ground floor rooms at a scale of 1:1.
- b) Plan, elevation and section drawings, relating to any repairs or alterations to historic joinery such as shutters, skirtings, door and window surrounds, or to other decorative plasterwork where it is not covered by the submitted drawings, at a scale of 1:10.
- c) Plan, elevation and section drawings, including jambs, head and cill, of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

Yours faithfully

Director of Supporting Communities

**DRAFT**

**DECISION**