

Mr Richard Keep
Richard Keep Architects
114-118 Parkway
London
NW1 7AN

Application Ref: **2016/3938/L**
Please ask for: **Sarah Freeman**
Telephone: **020 7974 2437**

18 August 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
11 The Grove
London
N6 6LB

Proposal: Installation of a rooflight to the side roofscape and internal alterations including the conversion of the loft space into a dressing room and bathroom.

Drawing Nos: Location Plan; Design, Access & Heritage Statement dated 08/08/2016; 145: -1101P, -1103 Rev P1, -1105P, -1110 Rev P1, -1111 Rev P1, -1120P, -1201P, -1203 Rev P1, -1205 Rev P1, -1210P, 1211 Rev P1, -1220 Rev P1.

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 internal works and finishes and works of making good to the retained fabric, 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.

- 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.

Informative(s):

- 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 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.
- 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 Noise and Licensing Enforcement Team, 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.
- 4 Reasons for granting consent:

The site is grade II listed semi-detached villa dating to c.1854-5. The proposals include the installation of a rooflight set flush within the side roofscape, with a new

internal opening below between the loft level and main staircase to allow light into the staircase, as well as the conversion of the existing loft to a dressing room and en-suite bathroom to bedroom 6. Access is provided by a new staircase within the same location as the existing loft hatch. At loft level a partition wall and eaves are proposed, with a minor enlargement of the existing modern hatch to the existing internal balcony. The non-original timber balustrade to the existing internal balcony is proposed to be replaced with a glass balustrade. Other internal alterations at second floor level involve the removal and reconfiguration of non-original partition walls, and the relocation of the doorway into bedroom 3, re-using the existing timber panelled door.

The initial proposals to remove a historic lath and plaster wall within the loft space, and to lower the existing height of the second floor ceiling joists have been omitted to retain these elements of the scheme in order to preserve the special interest of the listed building. While the revised proposals incorporate minor interventions to elements of internal historic fabric to accommodate the proposed rooflight and internal opening, the proposed interventions are considered to be acceptable adaptations to the fabric which do not result in harm to the special interest of the grade II listed building.

Public consultation was undertaken by placement of a press notice and site notice. No responses were received. The site's planning history was taken into account when coming to this decision.

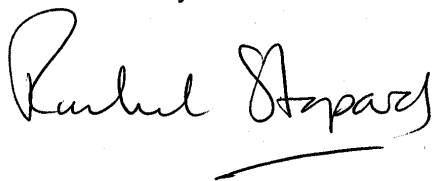
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 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