

Miss Grace Mollart
Planning Potential Ltd.
Magdalen House
148 Tooley Street
London SE1 2TU

Application Ref: **2015/4555/L**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

5 October 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Grove Lodge
Admiral's Walk
London
NW3 6RS

Proposal:

Internal refurbishment and alterations including erection of side and rear extension, basement and outbuilding along with soft and hard landscaping and associated alterations following removal of existing extensions

Drawing Nos: Planning Statement 03 august 2015, Heritage Appraisal July 2015; Ground Movement Assessment August, 2015, prepared by Card Geotechnics Limited; Construction Management Plan July 2015, prepared by Burke Hunter Adams; Basement Impact Assessment Audit Rev: F1 dated November 2015, prepared by Campbell Reith Hill LLP; Basement Impact Assessment Audit Rev: D1 dated October 2015, prepared by Campbell Reith Hill LLP; Basement Impact Assessment dated August 2015, prepared by HR Wallingford; Revised Archaeological Desktop Assessment dated May 2014, prepared by Mills Whipp Projects; Arboricultural Implications Report dated July 2015, prepared Simon Jones Associates; Schedule of Works July 2015 (corrected); Design And Access Statement July 2015, dNA GLR 00 000 Rev P1; dNA GLR 00 002 Rev P2; dNA GLR 00 100 Rev P2; dNA GLR 00 101 Rev P2; dNA GLR 00 102 Rev P2; dNA GLR 00 103 Rev P2; dNA GLR 00 104 Rev P2; dNA GLR 00 200 Rev P2; dNA GLR 00 201 Rev P1; dNA GLR 00 202 Rev P1; dNA GLR 00 300 Rev P1; dNA GLR 00 301 Rev P1; dNA GLR 00



304 Rev P1; dNA GLR 00 305 Rev P1; dNA GLR 00 306 Rev P1; dNA GLR 00 307 Rev P1; dNA GLR 00 400 Rev P0; dNA GLR 00 401 Rev P0;dNA GLR 00 402 Rev P0; dNA GLR 00 403 Rev P0; dNA GLR 00 404 Rev P0; dNA GLR 01 002 Rev P3; dNA GLR 01 100 Rev P3; dNA GLR 01 101 Rev P3; dNA GLR 01 102 Rev P3; dNA GLR 01 103 Rev P3; dNA GLR 01 104 Rev P3; dNA GLR 02 200 Rev P3; dNA GLR 02 201 Rev P3; dNA GLR 02 202 Rev P3; dNA GLR 02 250 Rev P0; dNA GLR 03 300 Rev P2; dNA GLR 03 301 Rev P2; dNA GLR 03 304 Rev P1; dNA GLR 03 305 Rev P1; dNA GLR 03 306 Rev P1; dNA GLR 03 307 Rev P1, Grove Lodge: Modelling impact of basement development on groundwater(Report 2016-009-013-002), prepared by Stephen Buss Environmental Consulting Ltd, dated January 2016.

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 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.

- 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 All new external and 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.

- 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) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.
 - b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.
 - c) Samples and manufacturer's details of new materials for the new extensions; garden room; and repair to the garden wall shall be provided on site and retained on site during the course of the works. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.
 - d) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification.
 - e) Detailed design of the new internal staircase including balustrade and handrail details at 1:20.

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.

- 6 All architectural features including (but not limited to) cornices, architraves, skirting, floorboards, balustrades, and fireplaces shall be retained and repaired to match the original work unless shown on the drawings hereby 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.

- 7 No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external face of the building unless shown on the drawings hereby 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.

- 8 No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby 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.

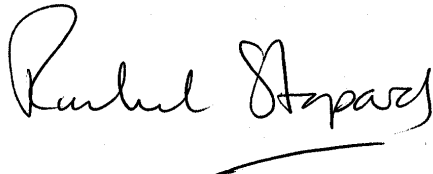
Informative(s):

- 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 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.

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