

Mr Neil Sennett
TMD Building Consultancy Limited
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Bridge Wharf
156 Caledonian Road
Islington
London
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Application Ref: **2016/3012/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

26 September 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 2
14 Ferncroft Avenue
London
NW3 7PH

Proposal:

Alterations of layout to first floor flat and installation of new services (retrospective)

Drawing Nos:

Location Plan;

7537_EL-01, 7537_P-01, 7537_P-02, 7537_P-03, 7537_P-04;

Appendix A: Pre-2013 Photographs nos. 1-8, Appendix B: Post-2013 Photographs;

Design & Access Statement, Heritage Statement.

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 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.

- 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 Reasons for granting Listed Building Consent:
Flat 2 is the first-floor apartment of one of the Grade-II listed semi-detached houses, 12 & 14 Ferncroft Avenue, designed in c.1901 by CHB Quennell and built by GW Hart. The fine exterior substantially retains its designed form, but is not altered by the proposed works; the interior retains much of its original plan-form and some of its decorative details, but was altered by subdivision into three flats in the late twentieth century. The first-floor flat retained fewer decorative features of architectural interest than the principal rooms of the ground floor.

The application seeks retrospective approval for refurbishment works undertaken in 2013. Certain beneficial alterations help to offset minor elements of harm: the reinstatement of a chimneybreast and fireplace in the sitting room, closing of a partition between that room and a new study, and the reinstatement of appropriate cornice and skirting details to areas which had lost them have all modestly enhanced the building's interest. In pre-application consultation it was agreed that some elements of decorative refurbishment were excessive and other alterations unacceptably obscured original plan-form: consequently recently introduced panelling and mouldings are to be removed from the hallway, a door reinstated to demarcate the original volume of the rear bedroom, and a pocket door replaced with a hinged door and frame in the en suite bathroom, as shown in the plans hereby approved. Partition of the rear bedroom to form an en suite is regrettable but reversible and mitigated by subsequent changes, while the removal of a partition wall in the master bedroom, replaced with a downstand, is excused since this partition seems to date from the partition of the building. The loss of

chimneybreasts in the kitchen and en suite has done slight harm to the building, but is considered to be balanced by the benefits of more sensitive work done elsewhere. Overall, the special interest of the listed building is not considered to be harmed.

Though public consultation was not necessary, this was undertaken by placement of a press notice and site notice, but no comments 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.

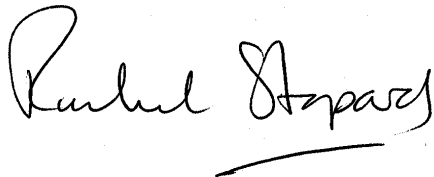
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of The London Plan 2016 consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 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.

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