

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

Application Ref: **2017/0050/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

28 February 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Grove Lodge Admiral's Walk London London Camden NW3 6RS

Proposal:

Minor internal alterations including removal of existing staircases, associated rearrangement of dividing walls and doors and introduction of replacement staircase at ground and first floors

Drawing Nos: dNA GLR 00 000 P2; dNA GLR 00 400 P0; 401 P0;

dNA GLR 00 200 P0; 201 P0; 251 P0; 252 P0; 300 P0; 301 P0; 302 P0; 303 P0; 350 P0;
351 P0; 352 P0; 353 P0; 354 P0; 355 P0; 356 P0; 357 P0;

dNA GLR 01 200 P0; 201 P0; 300 P0; 301 P0; 302 P0; 303 P0;

dNA GLR 03 250 P0; 251 P0; 252 P0;

dNA GLR 06 350 P0; 351 P0; 352 P0; 353 P0; 354 P0; 355 P0; 356 P0; 357 P0.

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.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposed works include minor internal alterations including removal of existing staircases, associated rearrangement of dividing walls and doors and introduction of replacement staircase at ground and first floors. The works are associated with a recent listed building consent allowing more major refurbishment works to the property which was approved on 05/10/2016 ref: 2015/4555/L.

Grove Lodge is a grade II listed building. While originally 18th century in origin, the building has a more mixed appearance with Edwardian and Georgian detailing and features. Most of what is now seen internally and externally dates to the Edwardian and later 20th century (most of the windows are 20th century for example) - the more modest dwelling that once occupied the site has been transformed. In this regard its significance centres on its early Georgian core. The later Edwardian and later 20th century is of less value architecturally.

The original stair no longer exists and a modern stair in an Edwardian style in a reconfigured part of the building now provides the principal access between ground and first floor. This would be the staircase to be removed. Two secondary 20th century staircases provide access to the second floor. The removal of the staircase from its current location would not harm the historic plan form. The associated works are not considered to cause harm to the building which has been significantly altered internally.

The proposed design would provide for a simple timber stair with appropriately detailed square section balustrade and handrail with panelling cupboards below

the stringer. The single flight and proposed design of the staircase is considered to be more appropriate to the significance of the Georgian core than the current staircase.

The site's planning history was taken into account when coming to this decision. No objections were received prior to making 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.

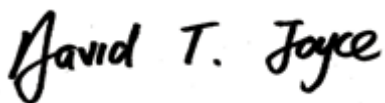
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging London Borough of Camden Local Plan. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 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).

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Executive Director Supporting Communities