

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

Application Ref: **2017/0510/L**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

3 March 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

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

Proposal: Details required by Condition 5a (railings) granted under reference 2015/4555/L dated 05/10/2016 (Erection of side and rear extension, basement and outbuilding).

Drawing Nos: Heritage Appraisal, January 2017; d-NA GLR 41 100 Rev P0; dNA GLR 41 200 Rev P0; dNA GLR 41 201 Rev P0; dNA GLR 41 300 Rev P0; d-NA GLR 41 400 Rev P0; d-NA GLR 41 401 Rev P0; d-NA GLR 41 402 Rev P0.

The Council has considered your application and decided to grant Approval of Details (Listed Building).

Informative(s):

- 1 Reasons for granting approval of listed building consent details.

The proposed railings include a new section to the front boundary of the house. These would match the retained railings to provide a coherent and uniform



boundary.

The railings to the new rear Courtyard would be of a similar idiom with simple square section balustrade but an appropriately simple handrail and finials detail to match the historic railings on the standard posts. The details are considered acceptable and preserve the special interest of the listed building.

No public consultation was required for this application. 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.

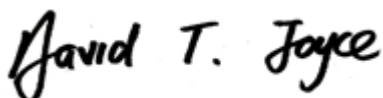
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework.

- 2 The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 3 You are advised that conditions 5b, 5c, 5d and 5e of listed building consent 2015/4555/L, granted 05/10/2016 remain outstanding.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Planning and Regeneration