

Ms Nicole Lindley
Charlton Brown
The Belvedere 2 Back Lane
London
NW3 1HL
United Kingdom

Application Ref: **2016/4988/L**

Please ask for:

Nora-

Andreea.Constantinescu

Telephone: 020 7974 **5758**

22 November 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Apartment 8
Inverforth House
North End Way
London
NW3 7EU**

Proposal:

Refurbishment and various internal alterations to the top flat (Class C3) and installation of secondary glazing to windows and alterations to the existing terrace on the eastern elevation.

Drawing Nos: 1316/ S 00; 1316/ S 01; 1316/ S 02; 1316/ S 03; 1316/ S 05; 1316/ S 14; 1316/ S 17; 1316/ S 18; 1316/ AP 05; 1316/ AP 03/ R 01; 1316/ AP 07/ E01; 1316/ SK 01/ R 01; 1316/ SK 04 / R 03; 1316/ SK 03 / R 02; 1316/ SK 05/ R 01; 1316/ SK 06/ R 01; 1316/ SK 07/ R 01; 1316/ SK 09; 1316/ SK 10/ R 01; 1316/ SK 11; 1316/ SK 18; 1316/ SK 19; 1316/ SK 20; 1316/ SK 21; 1316/ SK 22; 1316/ SK 23; 756/M/01; 756/M/02; 756/M/03; 756/M/04; 756/M/05; 756/M/06; Historical Report Design and Access Statement parts 1a, 1b, 1c, 2a, 2b; Additional information - Ceiling Significance; Condenser Units Details; Rainwater Range - Details; Plant noise impact assessment (18th Nov 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 drawings 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 The works hereby approved are only those specifically indicated on the drawings 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 The application relates to a grade-II-listed ex-hospital, formerly a house of 1779, extended in the 1920s. The interior was altered during a 1998 conversion to flats, with some internal fabric and layout surviving.

In relation to the internal alterations the proposal involves the replacement of the non-original ceilings with ceilings that are soundproof, partition alterations in a part of the building that is non-original, installation of two roof lights to a non-original section of flat roof that is not visible from the public realm. It was also proposed to add a suspended ceiling to the one surviving historic interior; however this has been removed due to the harmful impact on the historic fabric of the listed building.

In addition the proposal involved the replacement of a modern arcade inside the flat, with a glass wall. Through negotiation with the applicant this has been modified to leave a downstand, indicating the original plan form. Also, the proposals to install additional double glazing on to the single glazed windows have been replaced with secondary glazing and overhaul of existing.

Through negotiation with the applicant one of the proposed external alterations has been revised in order to preserve the character of the listed building and its appearance from the streetscene. The proposed air conditioners have been

removed from the front terrace, to the rear terrace within a built in seating with timber slatted cover, where they would not be visible from the streetscene, rear garden or neighbouring properties. In terms of noise, the applicant has prepared a noise report which demonstrates that the noise arising from the plant at the nearest residential property would be within the local authority's requirements and therefore acceptable. In addition, the proposed down pipes and hoppers to front elevation are not considered to cause significant harm to the host dwelling or streetscene.

It is also proposed to replace the existing bottle balusters positioned on the rear elevation with metal railings, with an overall height of 1.1m from the ground level. The railings would have a similar but more simplistic design than the existing ones and would enhance the appearance of the property as seen from the rear elevation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of overlooking, loss of privacy, light or outlook.

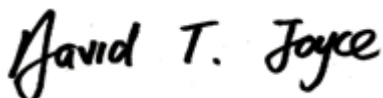
No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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
Executive Director Supporting Communities