

Mr Billy Dunn
Mitchell Berry Architects
9 The Studio,
Stratford Road,
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W8 6RF

Application Ref: **2017/0796/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

5 April 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**3 Greville Place,
London**

NW6 5JP

Proposal: Conversion of ground, first and second floor from 1 x 3 bed and 1 x 1 bed flat to 1 x 5 bedroom dwelling, replacement of the existing metal staircase from the rear ground floor drawing room down to garden level with a new metal painted spiral staircase and associated internal alterations.

Drawing Nos: 1433-P01, 1433-P06, 1433-P07, 1433-P08, 1433-P09, 1433-P11, 1433-P12, 1433-P102, 1433-P103, 1433-P104, 1433-P105, 1433-P106, 1433-P107, 1433-P108, 1433-P110, 1433-P151, 1433-P152, 1433-P153, Design & Access Statement dated February 2017, and Heritage Statement dated September 2016.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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 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.

- 4 All original joinery removed during the course of the approved works, to be retained on site and reused within the proposal unless agreed in writing by the council as local planning authority.

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 Typical details, at a minimum of 1:20 including sections at 1:1 of all new joinery shall be submitted to and approved in writing by the council as local planning authority before the relevant works are begun.

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.

Informatives:

- 1 Reasons for granting listed building consent:

The majority of the proposals involve alterations to the internal layout to convert two flats into one dwelling. These include alterations to partitioning walls, removal of existing kitchen and bathroom fittings, and the blocking up of one opening and

the creation of a new one.

The application building has historically been the subject of considerable change and alteration; and much of the proposed development seeks to reverse some of the early interventions relating to the division of the house into flats. The existing non-original entrance doors/screen in the hallway divide the hall in an uncomfortable and inappropriate way and their removal is considered to enhance the original spatial quality and character of the main entrance hall and reinstate the historic floor plan. Also on the ground floor the proposal includes the relocation of the kitchen. The fabric in the specific area has already been modified and the proposed works will cause no additional harm.

Other changes proposed include modification of the layout on the first floor, the removal of a non-original kitchen and the removal of a non-original chimney piece in order to create an additional bedroom and ensuite. There are no objections to these proposed alterations. The proposals would retain much of the original Victorian architectural character and would not result in an unacceptable loss of historic fabric or harm the special character of the building.

The only external works proposed involve the replacement of the existing metal staircase from the rear ground floor drawing room down to garden level with a new metal painted staircase. The existing staircase is non-original and the council does not object to its loss. The proposed staircase is considered a sympathetic replacement that would preserve the special character and appearance of the host listed building.

The Council's Conservation Officer has assessed the proposals and does not object to the proposed development.

No comments have been received prior to making this decision. The site's planning history has been 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 Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, policies DP24, DP25, and DP26 of the London Borough of Camden Local Development Framework Development Policies Document and policies A1, 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 2012.

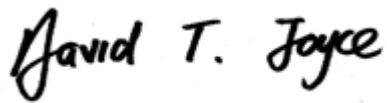
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the

Submission Draft Local Plan began on 30 January and ended 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.

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 Regeneration and Planning