

Alan Power Architects Ltd
13 Needham Road
London
United Kingdom
W11 2RP

Application Ref: **2014/1313/L**
Please ask for: **Gary Bakall**
Telephone: 020 7974 **5618**

20 July 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Part Granted/Refused

Address:
**The Elms
Fitzroy Park
London
N6 6HZ**

Proposal: Various external works including new roof form, details of salvaged and replacement windows, and two storey glazed link extension on north elevation and total internal alterations (retrospective).

The Council has considered your application and decided the following:

a) to **GRANT CONSENT** for:

New roof form to grade II listed building, glazed link extension on north elevation, external alterations including details of replacement and salvaged windows to be reinstated (with the exception of those listed as refused consent in section b), various internal alterations including details of salvaged joinery (with the exception of those listed as refused consent in section b).

Drawing Nos: 492/ D011-1; D011-2; D012-1, RB6 rev C; RB7 rev c; RB8 rev C; RB9 rev C; RB10 rev c; RB11 rev C; RB12 rev C; RB13-1 rev C, RB13-2rev C; RB15 rev C; RB23 rev C; RB24 rev C; RG10 rev C; RG12 rev B; RG13 rev C; RG14 15-02 rev C; RG16-1 rev



C; RG 16-2 rev C; RG19 rev C; RG21 rev C; R1. 10 rev C, R1. 11 rev C, R1. 11-2 rev C; R1.12-1 rev C; R1.12-2 rev C; R1.14 rev C; R1.15 rev C; R1.16. 17, 20-1 rev C; R1.17, lobby R1.20; R1.18,19 rev C; 111 rev F; 112 rev B; 109 rev D; 111 rev C; 112 rev C; 210 rev C; 213 rev C; W9-D01; and details of replacement window as outlined in letter dated 23rd February 2015 from Alan Power Architects agreeing to replace the external windows and submitted drawings EW/F.18; EW/F.17; EW/F.16; EW/F.15; EW/F.14; EW/F.13; EW/F.12, EW/F.11; EW/G.21 existing; EW/G.21 proposed; EW/G.20; EW/G.19; EW/G.18; EW/G.17; EW/G.16; EW/G.4; EW/B.7; EW/B.6; Ground Floor Full Size Sections; First Floor Full Size Sections; Ground Floor Full Size window Detail; First Floor Full Size Window Detail; Ground Floor Sash Box Full Size; EW/G.19 Full Size Sash Box; First Floor Sash Box; Frame Sections Full Size; Observations on the building's chronology, construction history and on the proposed works of repair and restoration by Dan Cruickshank, December 2012; Assessments Of The Effects Of The Works Described In The Enforcement Notice Proposed For Retention And The Potential Effects Of The Further Proposed Works On The Particular Architectural And Historic Interest And Significance Of The Property, Submitted In Support Of Applications For Listed Building Consent And Planning Permission by Paul Velluet August 2013; A further supplementary report on the proposed recovery and reinstatement of displaced window-joinery to be read in conjunction with the report of August 2013 providing assessments of the potential effects of the works described in the enforcement notice proposed for retention and the potential effects of the further proposed works on the particular architectural and historic interest and significance of the property, submitted in support of applications for listed building consent and planning permission by Paul Velluet, February 2015; Report on the condition of the windows and external elements of the window frames by David Luard, February 2014; Paint Analysis Report on External Joinery by C Hassall Paint Analysis, April 2013; The Elms, Veranda - Condition Report by Eura Conservation Ltd, June 2013; Condition report: imitation book spines on the false library door at The Elms, February 2014; Specification of works to be undertaken in conjunction with the works of alteration The Elms, N6, 2013; Schedule of works of repair to be undertaken in conjunction with the works of alteration at The Elms by BJ Planning; Schedule: assessment of items set out in enforcement notice, Applicant Response, February 2014.

- ELM-25-10-100-1.01-Mech_Sections-07-01-14.pdf
- ELM-25-10-100-2.01-Mech_Sections-07-01-14.pdf
- ELM-25-10-100-3.01-Mech_Sections-07-01-14.pdf
- ELM-25-10-101-1.01-Grnd_Sections-07-01-14.pdf
- ELM-25-10-101-2.01-Grnd_Sections-07-01-14.pdf
- ELM-25-10-101-3.01-Grnd_Sections-07-01-14.pdf
- ELM-25-10-102-1.01-Frst_Sections-07-01-14.pdf
- ELM-25-10-102-2.01-Frst_Sections-07-01-14.pdf
- ELM-25-10-102-3.01-Frst_Sections-07-01-14.pdf
- ELM-25-10-200_04-Bsmt-200-Bsmt.pdf
- ELM-25-10-201_03-Grnd-201-Grnd.pdf
- ELM-25-10-202_03-Frst-202-Frst.pdf
- ELM-25-10-210_00_BSMT_VENT-200-Bsmt.pdf
- ELM-25-10-211_00_GRND_VENT-201-Grnd.pdf
- ELM-25-10-212_03-FRST_VENT-202-Frst.pdf
- ELM-25-10-213-ROOF_VENT.pdf
- ELM-25-10-220_00_BSMT_HEATING-200-Bsmt.pdf

- ELM-25-10-221_00_GRND_HEATING-221-Grnd.pdf
- ELM-25-10-222_03_FRST_HEATING-202-Frst.pdf
- ELM-25-10-230_00_BSMT_DOM-WATER-200-Bsmt.pdf
- ELM-25-10-231_00_GRND_DOM-WATER-201-Grnd.pdf
- ELM-25-10-232_03_FRST_DOM_WATER-202-Frst.pdf
- ELM-25-10-240_00_BSMT_DRAINAGE-200-Bsmt.pdf
- ELM-25-10-241_00_GRND_DRAINAGE-201-Grnd.pdf
- ELM-25-10-242_03_FRST_DRAINAGE-202-Frst.pdf
- ELM-25-10-100-1.01-Mech_Sections-07-01-14.pdf
- ELM-25-10-100-2.01-Mech_Sections-07-01-14.pdf
- ELM-25-10-100-3.01-Mech_Sections-07-01-14.pdf
- ELM-25-10-101-1.01-Grnd_Sections-07-01-14.pdf
- ELM-25-10-101-2.01-Grnd_Sections-07-01-14.pdf
- ELM-25-10-101-3.01-Grnd_Sections-07-01-14.pdf
- ELM-25-10-102-1.01-Frst_Sections-07-01-14.pdf
- ELM-25-10-102-2.01-Frst_Sections-07-01-14.pdf
- ELM-25-10-102-3.01-Frst_Sections-07-01-14.pdf
- ELM-25-10-200_04-Bsmt-200-Bsmt.pdf
- ELM-25-10-201_03-Grnd-201-Grnd.pdf
- ELM-25-10-202_03-Frst-202-Frst.pdf
- ELM-25-10-210_00_BSMT_VENT-200-Bsmt.pdf
- ELM-25-10-211_00_GRND_VENT-201-Grnd.pdf
- ELM-25-10-212_03-FRST_VENT-202-Frst.pdf
- ELM-25-10-213-ROOF_VENT.pdf
- ELM-25-10-220_00_BSMT_HEATING-200-Bsmt.pdf
- ELM-25-10-221_00_GRND_HEATING-221-Grnd.pdf
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- ELM-25-10-231_00_GRND_DOM-WATER-201-Grnd.pdf
- ELM-25-10-232_03_FRST_DOM_WATER-202-Frst.pdf
- ELM-25-10-240_00_BSMT_DRAINAGE-200-Bsmt.pdf
- ELM-25-10-241_00_GRND_DRAINAGE-201-Grnd.pdf
- ELM-25-10-242_03_FRST_DRAINAGE-202-Frst.pdf

Conditions And Reasons:

- 1 (For proposed rather than retrospective works)
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.

- 4 Detailed annotated drawings, specifications or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- (a) Reinstatement of tented veranda structure on west elevation of 1840s villa (1:10 plans, sections & elevations, samples of all new materials);
- (b) Reinstatement of cast iron rainwater goods (product specification and samples);
- (c) New dormer windows, including casement windows, front faces and cheeks, on 184's villa (1:10 plans, sections and elevations plus 1:2 details of head, cills and jambs);
- (d) Remodelling of two south-eastern bay windows at basement level including reinstatement of cast iron support columns (1:10 plans, sections and elevations);
- (e) Reinstatement of decorative blind boxes (1:2 sections and elevations);
- (f) Installation of flush conservation-type rooflight in 1840s roof (1:2 plans, sections and elevations, product specification);
- (g) Enclosing walls, and external doors of the Winter Garden (1:10 plans and elevations, 1:2 sections);
- (h) Round-arched first-floor landing window in the east elevation of 1840s house (1:10 plans, sections and elevations plus 1:2 details of head, cills and jambs);
- (i) Ground-floor library bow French windows in the north elevation of 1840s house (1:10 plans, sections and elevations plus 1:2 details of head, cills and jambs);
- (j) Details of all other windows and external doors in the 1840s and 1860s house and consented north-east extension, illustrating all new and salvaged components (1:10 plans, sections and elevations plus 1:2 details of head, cills and jambs);
- (n) All internal joinery including timber window cills and surrounds, shutters and shutter boxes, timber mouldings, skirtings, doors, frames and linings, bookcases, illustrating new and salvaged components (1:10 plans, sections and elevations, 1:2 detailed drawings, samples of new materials);
- (o) All new floor construction and finishes including parquet (1:2 sections, product specification, samples);
- (p) All new internal partitions showing construction and finishes (1:2 sections, product specification, samples);
- (q) All new and retained fireplaces showing surrounds, over-mantles and hearths in context (1:10 plans, sections and elevations, product specification, photographs and/or samples);
- (r) Winter Garden internal finishes including floor and stair finishes, masonry wall and ceiling finishes including steelwork colour-scheme (1:2 sections, product

specification, samples).

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 Method statement(s) in respect of the following shall be submitted to and approved in writing by the Council before the relevant part of the work is begun.

- (a) Reinstatement of tented veranda structure on west elevation of 1840s house;
- (b) Reinstatement of decorative blind boxes;
- (c) Remodelling of two south-eastern bay windows including installation of cast-iron columns;
- (d) Reinstatement of all windows and external doors in the 1840s and 1860s house and consented north-east addition, in accordance with Paul Velluet report dated February 2015; Luard Conservation Ltd. report on the condition of joinery dated February 2014 and letter dated 23 February 2015;
- (e) Repair and reinstatement of all historic and/or salvaged internal joinery including timber window cills and surrounds, shutters and shutter boxes, timber mouldings, skirtings, doors, frames and linings (and ironmongery where appropriate), bookcases, stair balustrading, timber floor finishes including parquet, ground floor library door including repair of book-spine finish and ironmongery;
- (f) Cleaning and repair of internal brickwork including in basement wine vault.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

b) to **REFUSE CONSENT** for: Existing doors and rooflight, together with rebuilt window openings, removal of historic partitions in the historic house, including those at first floor and basement levels separating the winter garden and basement; removal of original timber attic staircase and replacement with a new timber staircase; installation of services such as the laying of underfloor heating and associated floor coverings over historic floor finishes.

Drawing Nos: (Listed building – basement plan) 492/105 rev D – all items to be approved with exception of hall layout which omits internal east-west walls differentiating between and supporting the plan of the historic (listed) building and the basement of the new-build extensions; (Listed building – ground floor plan) 492/107 rev C – all items to be approved with exception of the replacement of the French windows with a single-sash window in

Sitting Room RG.11, the marble floor finish in the Entrance Hall; (Listed building – first floor plan) 492/109 rev C – all items to be approved with the exception of the plan form and the southern end of the upper gallery, a marble finish to the entirety of the upper gallery floor, the design of the double doors to the western terrace as they as shown as side-hung (as opposed to sliding as on the drawing no 492/R1.9 rev C); (Listed building – second floor plan) 492/111 rev B – all items to be approved with the exception of the replacement timber staircase to the attic, the omission of partitions to the attic floor to create a number of smaller rooms, the lack of detail relating to the new steel roof structure within the attic space and roof voids; (Listed building – roof plan) (Proposed east elevation) 492/210 rev B – all items to be approved with the exception of the winter garden glazed wall enclosure and openings all replacement windows in the 1860s section of the historic house and its immediate extension to the north-east (the reference on the drawing to the windows not forming part of this application is incorrect); (Proposed south elevation) 492/211 rev B – all items to be approved with the exception of all replacement windows in the 1840s and 1860s sections of the historic house (the reference on the drawing to the windows not forming part of this application is incorrect); (Proposed west elevation) 492/212 rev B – all items to be approved with the exception of all replacement windows and external doors in the 1840s section of the historic house (the reference on the drawing to the windows not forming part of this application is incorrect), the lack of detail depicting the west elevation of the winter garden; (Winter garden section E-W) 492/213 rev B – all items to be approved with the exception of all replacement windows in the 1840s section of the historic house, the glazed walls, the lack of structure shown on the drawing, the omission of side-hung glazed double doors on the east and west elevations at ground-floor level (discrepancies), the omission of sliding glazed double doors on the west elevation at first-floor level (discrepancy); (New extension – north elevation) 492/214 rev A – all items to be approved with exception of replacement windows in 1840s section of the historic house; (Listed building – section AA) 492/215 rev A – all items to be approved with exception of the new sash window replacing the French doors in the north wall of ground floor sitting room RG11; (Listed building – section BB) 492/216 rev A – all items to be approved with exception of the omission of partitions in the basement stair hall to reinforce the historic building from the new-build basement, the omission of a partition at first floor level at the southern end of the winter garden to define the landing passage linking the 1840s and 1860s section of the historic building, the design of the ground-floor double doors in the east elevation of the winter garden, the lack of detailed design for the glazed wall enclosure of the winter garden; (Listed building – section CC) 492/217 rev A – all items to be approved with exception of partitions in the basement stair hall, the omission of a partition at first floor level at the southern end of the winter garden, the design of the ground-floor and first-floor sliding doors in the west elevation of the winter garden (discrepancy), the lack of detailed design for the glazed wall enclosure of the winter garden, the omission of the rooflight in the easternmost pitch of the hipped roof of the 1840s section of the historic house; (Basement wine cellar RB14) 492/RB14 rev C – all items to be approved with exception of Reflective Ceiling Plan as it shows the vaulted ceiling to be sandblasted and sealed; (Basement bar & hall RB17 & RB22) 492/RB 22-1 rev C; 492/RB 22-2 rev C – all items to be approved with exception of hall layout which omits internal east-west walls differentiating between and supporting the plan of the historic (listed) building and the basement of the new-build extensions, creating an overly grand space for the basement of the listed building; (Ground floor sitting room RG11) 492/RG11-1 rev C; 492/RG11-2 rev C – all items to be approved with exception of (5); (Ground floor hall & dressing room RG14) 492/RG14,15-01 rev C – all items to be approved with exception of Reflective Ceiling Plan, and Entrance Hall Plan; (First floor upper gallery R1.9) 492/R1.9 rev C – all items to be

approved with exception of the glazed walls (lack of detail provided), the lack of structure shown (eg the structural steelwork to support the glazed roof structure inserted within the fabric of the east wall of the 1840s section of the historic house), the plan form and the southern end of the upper gallery where there is no dividing partition to create an east-west corridor linking the 1840s and 1860s sections of the historic house, a marble finish to the entirety of the upper gallery floor, lack of detail on the reflective ceiling plan (which omits the lattice roof structure), the inclusion of sliding glazed doors on Elevation 4 (a discrepancy as not shown on the plan), the lack of contextual detail on Elevation 3 (including the eaves and roofline of the southern section of the historic house), the omission of detail on Elevation 4 relating to the unacceptable replacement of the round-arched landing window and the unacceptable reconstruction of a section of the east wall in modern brickwork, the absence from the drawing of the replacement rooflight in the eastern pitch of the hipped roof of the 1840s historic house; (First floor stair room R1.13) 492/R1.13 rev C – all items to be approved with exception of new timber staircase up to second floor behind new lather and lime based plaster stud wall, lack of justification for replacement of round-arched window; (First floor bedroom R1.11) 492/R1.11-1 rev C; 492/R1.11-2 rev C; (First floor dressing room) R1.14 rev C

Reasons for Refusal

1 The following works of external alteration cause harm to the special interest of the listed building:

- Replacement fenestration including windows, doors and rooflight, together with rebuilt window openings, has resulted in a loss of historic fabric, introduced inappropriate detailed design including materials and finishes and disregarded the historic development of the listed building.

- The winter garden extension has an inappropriate scale and detailed design resulting from the design of the glazed enclosure and supporting structure including the steel lattice roof.

These works are detrimental to the special architectural and historic interest of the listed building contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and to policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

2 The following works of internal alteration cause harm to the special interest of the listed building:

- Removal of historic partitions in the historic house, including all at attic level, and those at first floor and basement levels separating the winter garden and basement, has resulted in a loss of historic fabric and caused harm to the plan form of the listed building.

- Removal of original timber attic staircase and replacement with a new timber staircase has resulted in a loss of historic fabric and caused harm to plan form and

hierarchy of the listed building, and has introduced inappropriate detailed design.

- The installation of services such as the laying of underfloor heating and associated floor coverings over historic floor finishes will harm the historic fabric of the listed building.

These works are detrimental to the special architectural and historic interest of the listed building contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and to policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

3 The following specific items are considered to cause harm to the special interest of the listed building:-

- Removal of historic windows and replacement with hardwood sash windows and external doors in historic house
- Removal of historic French doors and replacement with sash window in north wall of ground floor reception room of 1840s villa
- Removal of historic bow window and French doors and replacement with incorrectly detailed bow window and French doors in ground floor library of 1840s villa
- Bricking up of internal door in east wall of ground floor library of 1840s villa providing link to winter garden
- Installation of services including laying of underfloor heating over historic floor finishes, such as ground floor hall of historic house
- Retention of winter garden glazed enclosure, steel lattice roof structure and steel supporting structure
- Removal of east-west running partition in basement stair hall separating the historic basement from the new-build basement
- Removal of first-floor east-west running corridor partition in 1860s link separating the historic house from the new-build winter garden
- Removal of original timber attic staircase and replacement with a new timber staircase of a different configuration and detailed design in 1840s villa
- Retention of conservation rooflight installed with a projecting profile in eastern roof slope of 1840s villa.

These works are detrimental to the special architectural and historic interest of the listed building contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and to policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 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.
- 4 You are advised that the Listed Building Enforcement Notice dated 14th May 2012 is still in force and failure to implement this permission within a year of the date of this decision may result in prosecution for non compliance with that enforcement notice.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Ed Watson
Director of Culture & Environment

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