

Ms Lisa Shell
Lisa Shell Architects Ltd
Unit EG2 Norway Wharf
24 Hertford Road
London
N15QT
United Kingdom

Application Ref: **2017/4911/P**
Please ask for: **Alyce Keen**
Telephone: 020 7974

7 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Moreton House
14 South Grove
LONDON
N6 6BJ

Proposal:

External alterations to include alterations to front garage doors, rear glazed extension, insertion of new glazed doors and windows at ground level to rear, installation of slimline double glazed units to side extension, and insertion flush conservation rooflight to rear pitch. Internal alterations to include creation of basement wet room, conversion of garage to studio, formation of new door openings and replacement of rear half landing staircase.

Drawing Nos: MRT/SU/001/C, MRT/SU/002/E, MRT/SU/003/C, MRT/SU/004/C, MRT/SU/005/C, MRT/SU/006/C, MRT/SU/102/D, MRT/SU/103/C, MRT/SU/104/B, MRT/SU/105/B, MRT/SU/201/D, MRT/SU/202/C, MRT/SU/204/C, MRT/SU/206/B.

MRT/GA/001/N, MRT/GA/002/S, MRT/GA/003/N, MRT/GA/004/N, MRT/GA/005/N, MRT/GA/006/M, MRT/GA/102/H, MRT/GA/103/K, MRT/GA/104/D, MRT/GA/105/D, MRT/GA/201/G, MRT/GA/202/G, MRT/GA/204/G, MRT/GA/206/D.

MRT/D/001/D, MRT/D/002/D, MRT/D/001/D, MRT/D/003/D, MRT/D/004/D, MRT/D/005/D, MRT/D/006/D.

SK1_P1

MRT/SE/011, MRT/CO/201, MRT/CO/311, MRT/CO/312, MRT/CO/321, MRT/CO/110/A, MRT/CO/111/A, MRT/CO/112/B, MRT/CO/113/A, MRT/CO/114/A, MRT/CO/141,



MRT/DC/002/A, MRT/DC/003, MRT/DC/005.

Heritage Statement prepared by Stephen Howard Gray dated 05/10/17.

Design & Access Statement prepared by Lisa Shell Architects dated 03/10/17.

Method Statement for Metakwork prepared by George James & Sons dated 12/10/17.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

MRT/GA/001/N, MRT/GA/002/S, MRT/GA/003/N, MRT/GA/004/N,
MRT/GA/005/N, MRT/GA/006/M, MRT/GA/102/H, MRT/GA/103/K,
MRT/GA/104/D, MRT/GA/105/D, MRT/GA/201/G, MRT/GA/202/G,
MRT/GA/204/G, MRT/GA/206/D.

MRT/D/001/D, MRT/D/002/D, MRT/D/001/D, MRT/D/003/D, MRT/D/004/D,
MRT/D/005/D, MRT/D/006/D.

SK1_P1

MRT/SE/011, MRT/CO/201, MRT/CO/311, MRT/CO/312, MRT/CO/321,
MRT/CO/110/A, MRT/CO/111/A, MRT/CO/112/B, MRT/CO/113/A,
MRT/CO/114/A, MRT/CO/141, MRT/DC/002/A, MRT/DC/003, MRT/DC/005.

Heritage Statement prepared by Stephen Howard Gray dated 05/10/17.

Design & Access Statement prepared by Lisa Shell Architects dated 03/10/17.

Method Statement for Metakwork prepared by George James & Sons dated 12/10/17.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed shallow rear infill extension is supported and would be a lightweight, sensitive design that complements the original building, as is the installation of windows either side of the French doors. While the principle of the replacement of windows with double glazed units within Grade II listed buildings is usually not supported, due to the unusual circumstances whereby the main house has existing 1980s double glazing, the principle of replacing the existing windows within the 19th century extension with 'slimlite' double glazing is supported. The proposed enlargement in height of the existing garage opening and replacement with a new door incorporating a row of fanlights is considered to improve the proportions and appearance of the 19th century east extension fronting onto South Grove, preserve the special interest of the listed building and enhance the character and appearance of the conservation area. There is no objection to the installation of a conservation rooflight flush with the existing roofscape.

Special attention has been paid to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest and of preserving or enhancing the character or appearance of the conservation area, under s66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

There are not considered to be any impacts on neighbouring residential amenity as a result of the proposals. The proposed side extension is tucked to the side of the existing bowed extension and faces the United Reformed Church. While the insertion of new windows into the 1969 bow extension could create additional overlooking with the no.15 South Grove, given the existing situation and the location of the Wysteria, which is proposed to be retained, the impacts are considered to be negligible and unlikely to give way to any concerns.

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 A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

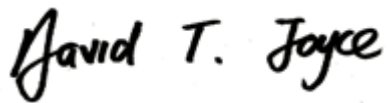
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning