

Richard Gooden
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1-5 Offord Street
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Application Ref: **2017/6050/L**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

14 May 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Grove Lodge Admiral's Walk
LONDON
NW3 6RS**

Proposal:

External alterations to: increase size of window to existing basement room; re-open existing lightwell; confirm selection of materials for proposed side and rear extensions; change window sizes in proposed extension; introduce chimney stack to rear elevation of proposed extension; reduce level of garden terrace; revisions to design of Orangery; alterations to stair at ground floor; Internal alterations at first floor level.

Drawing Nos: Supporting Documents]:

Schedule of Works July 2015 (corrected); Design And Access Statement July 2015, Grove Lodge; The Sash Window Man Window Report 12th September 2017.

[Drawings]:

dNA GLR 00 000 Rev P1; dNA GLR 00 002 Rev P2; dNA GLR 00 100 Rev P2; dNA GLR 00 101 Rev P2; dNA GLR 00 102 Rev P2; dNA GLR 00 103 Rev P2; dNA GLR 00 104 Rev P2; dNA GLR 00 200 Rev P2; dNA GLR 00 201 Rev P1; dNA GLR 00 202 Rev P1; dNA GLR 00 300 Rev P1; dNA GLR 00 301 Rev P1; dNA GLR 00 304 Rev P1; dNA GLR 00 305 Rev P1; dNA GLR 00 306 Rev P1; dNA GLR 00 307 Rev P1; dNA GLR 00 400 Rev P0; dNA GLR 00 401 Rev P0; dNA GLR 00 402 Rev P0; dNA GLR 00 403 Rev P0; dNA GLR 00 404 Rev P0; 4075-P-101; 4075-P-102; 4075-P-103; 4075-P-104; 4075-P-



105; 4075-P-106; 4075-P-120; 4075-P-201; 4075-P-202; 4075-P-203; 4075-P-204; 4075-P-205; 4075-P-301; 4075-P-302; 4075-P-305; 4075-P-310; 4075-P-500; 4075-P-601; 4075-P24-01; 4075-P24-02; 4075-P24-03; 4075-P24-06; 4075-P24-09.

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

Supporting Documents]:

Schedule of Works July 2015 (corrected); Design And Access Statement July 2015, Grove Lodge; The Sash Window Man Window Report 12th September 2017.

[Drawings]:

dNA GLR 00 000 Rev P1; dNA GLR 00 002 Rev P2; dNA GLR 00 100 Rev P2; dNA GLR 00 101 Rev P2; dNA GLR 00 102 Rev P2; dNA GLR 00 103 Rev P2; dNA GLR 00 104 Rev P2; dNA GLR 00 200 Rev P2; dNA GLR 00 201 Rev P1; dNA GLR 00 202 Rev P1; dNA GLR 00 300 Rev P1; dNA GLR 00 301 Rev P1; dNA GLR 00 304 Rev P1; dNA GLR 00 305 Rev P1; dNA GLR 00 306 Rev P1; dNA GLR 00 307 Rev P1; dNA GLR 00 400 Rev P0; dNA GLR 00 401 Rev P0; dNA GLR 00 402 Rev P0; dNA GLR 00 403 Rev P0; dNA GLR 00 404 Rev P0; 4075-P-101; 4075-P-102; 4075-P-103; 4075-P-104; 4075-P-105; 4075-P-106; 4075-P-120; 4075-P-201; 4075-P-202; 4075-P-203; 4075-P-204; 4075-P-205; 4075-P-301; 4075-P-302; 4075-P-305; 4075-P-310; 4075-P-500; 4075-P-601; 4075-P24-01; 4075-P24-02; 4075-P24-03; 4075-P24-06; 4075-P24-09.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local

Plan 2017.

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

- b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings excluding the new extension

- c) Samples and manufacturer's details of new materials for the new extensions; garden room; and repair to the garden wall shall be provided on site and retained on site during the course of the works. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

- d) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification.

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 D2 of the Camden Local Plan 2017.

- 5 All architectural features including (but not limited to) cornices, architraves, skirting, floorboards, balustrades, and fireplaces shall be retained and repaired to match the original work unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 6 No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external face of the building unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 7 No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The application combines recent approvals dated 05/10/2016 ref: 2015/4555/L and

application dated 28/02/2017 ref: 2017/0050/L and proposes external alterations including replacing windows alerting the windows in the approved extension, enlarging the extension and orangery and minor internal alterations.

Grove Lodge is a grade II listed building. While originally 18th century in origin, the building has a more mixed appearance with Edwardian and Georgian detailing and features. Most of what is now seen internally and externally dates to the Edwardian and later 20th century (most of the windows are 20th century for example) - the more modest dwelling that once occupied the site has been transformed. In this regard its significance centres on its early Georgian core. The later Edwardian and later 20th century is of less value architecturally.

Internally the proposes changes have already been approved the additional changes would preserve the special interest of the listed interior. Externally the new windows would not result in the loss of historically valuable windows. The new would be replaced to match and the details will be dealt with by way of condition. The minor changes to the approved extensions would preserve the special interest of the grade II listed building.

The site's planning history has been taken into account when making 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.

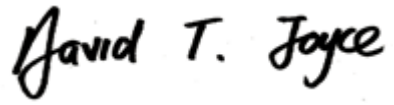
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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 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.

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 initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning