

Grove Lodge
Admiral's Walk
London NW3 6RS

Application for approval of details
reserved by a condition

Design and Heritage Statement



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1.00 Foreword

1.01 Introduction

This Statement has been prepared in support of an application for Approval of details reserved by a condition to carry out work at Grove Lodge, Hampstead. The relevant conditions are Condition 4b) and 4d) of LISTED BUILDING CONSENT 2017/6050/L, granted on 14 May 2018.

1.02 Recent Planning History

Proposals for the extension and refurbishment of Grove Lodge originally received approval from the local planning authority in October 2016 – in the form of both Planning Permission (ref: 2015/4485/P) and Listed Building Consent (ref: 2015/4555/L).

More recently, a number of further approvals have been granted; including:

- Listed Building Consent ref: 2017/0050/L for various internal alterations.
- Approval of Details ref: 2017/0058/P concerning landscaping and tree planting
- Tree Removal Notice: ref: 2017/0057/T
- Approval of Details ref: 2017/0510/L concerning erection of railings
- Approval of Details ref: 2017/0511/P concerning erection of railings
- Approval of Details ref: 2017/0512/P concerning erection of railings
- Listed Building Consent ref: 2017/6050/L (as noted in 1.01.above)
- Variation of Condition (Minor Material Amendments) ref: 2017/6046/P

1.03 Design Development

The purpose of this document is to support an application for an Approval of details reserved by a condition attached to Listed Building Consent 2017/6050/L; namely:

Detailed drawings ... 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:

Condition 4b): Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings excluding the new extension

Condition 4d): Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification.

2.00 Context

2.01 The Site and Surrounding Area

Grove Lodge is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest as Grade II. The house lies within the Hampstead Conservation Area.

3.00 Heritage

3.01 Historic Development

A Heritage Appraisal, prepared by Portico Heritage Ltd, was submitted as part of the previous planning applications. As noted in the Appraisal, Grove Lodge was statutorily listed at grade II in 1974. The list description reads as follows:

Grove Lodge, Admiral's Walk, London, NW3 6RS

'Semi-detached house. Early C18 with later alterations and additions at rear, c1910. Stucco with tiled roof and dormers. 2 storeys and attic. Single window and single window lower extension at south end. C20 entrance portico in south-east angle. Plain stucco 1st floor band. Recessed sashes with louvred shutters. Parapet.

INTERIOR: not inspected.

HISTORICAL NOTE: home of John Galsworthy, novelist and playwright, 1918-33, during which time he completed The Forsyte Saga and won the Nobel Prize for Literature (LCC plaque).'

The Portico Heritage summary analysis says:

The list description is relatively short and describes Grove Lodge in very basic terms. It notes the likely date of construction and consequent alterations. It also notes that the sash windows to the building had louvred shutters (since removed). The description highlights the association with John Galsworthy and acknowledges that no internal inspection of the building was undertaken. The list description is intended to provide enough information to identify a building rather than to give a summary of the building's significance.

While dating to the 18th century in origin, Grove Lodge has been altered internally and out and there is very little remaining of the 18th century fabric. Internally, the ground floor has been opened up and out with Edwardian extensions and 20th/21st century changes disrupting what would have originally been a more cellular plan.

4.00 Approval of details reserved by Conditions

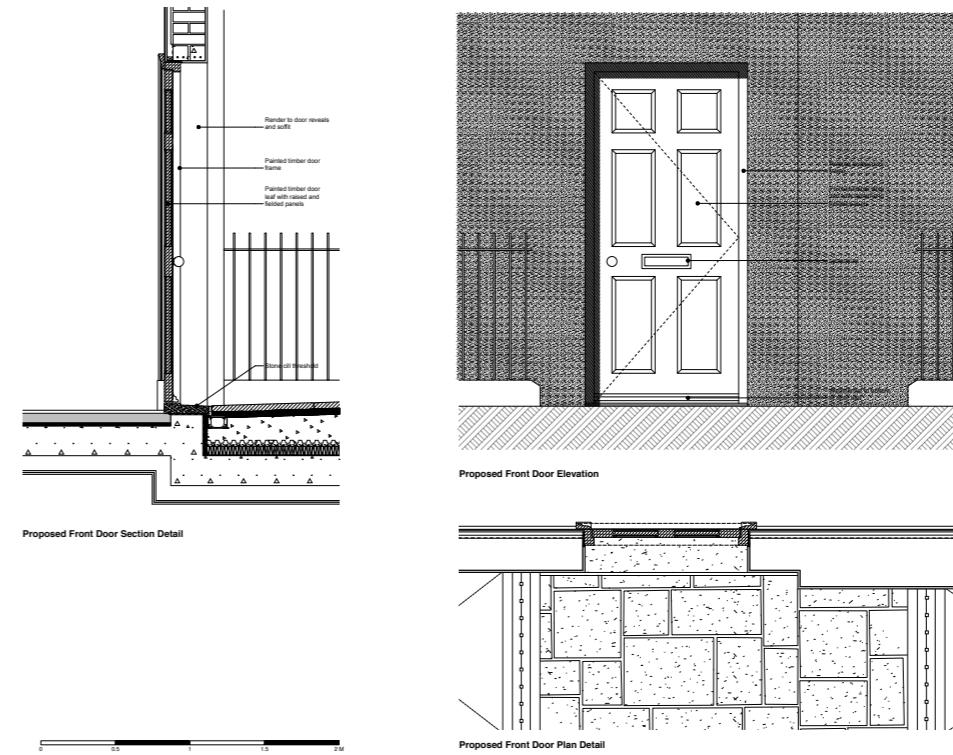
4.01 Condition 4b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings excluding the new extension.

In general existing external openings are retained, with replacement or repaired windows and doors, as approved in Listed Building Consent ref: 2017/6050/L. The few new openings comprise:

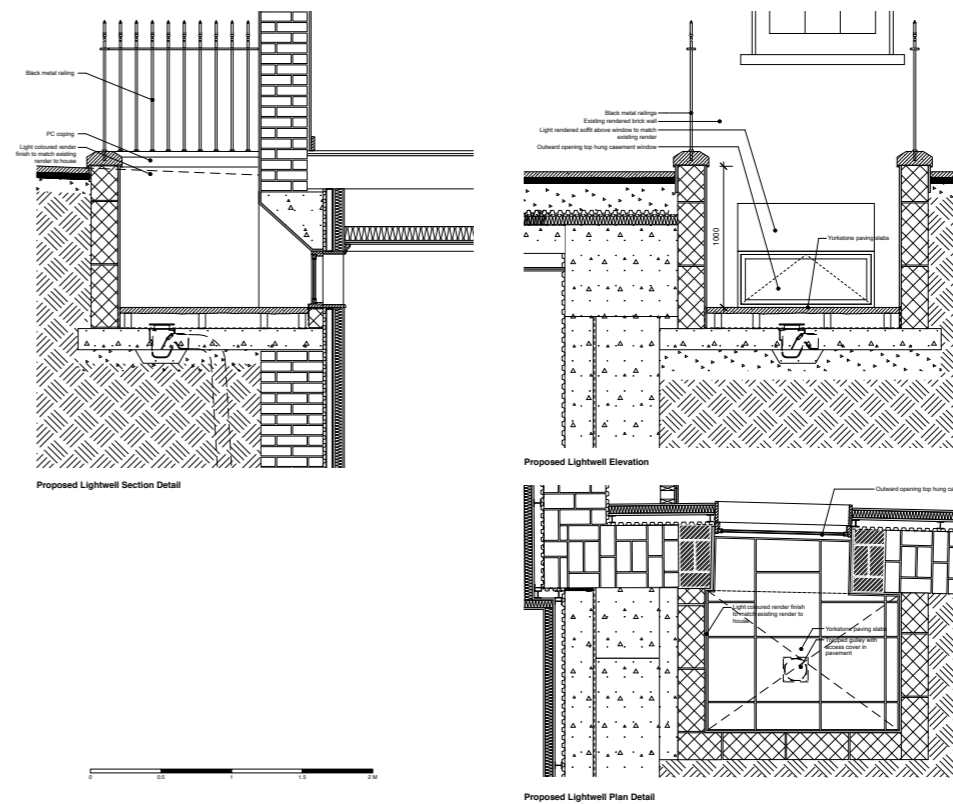
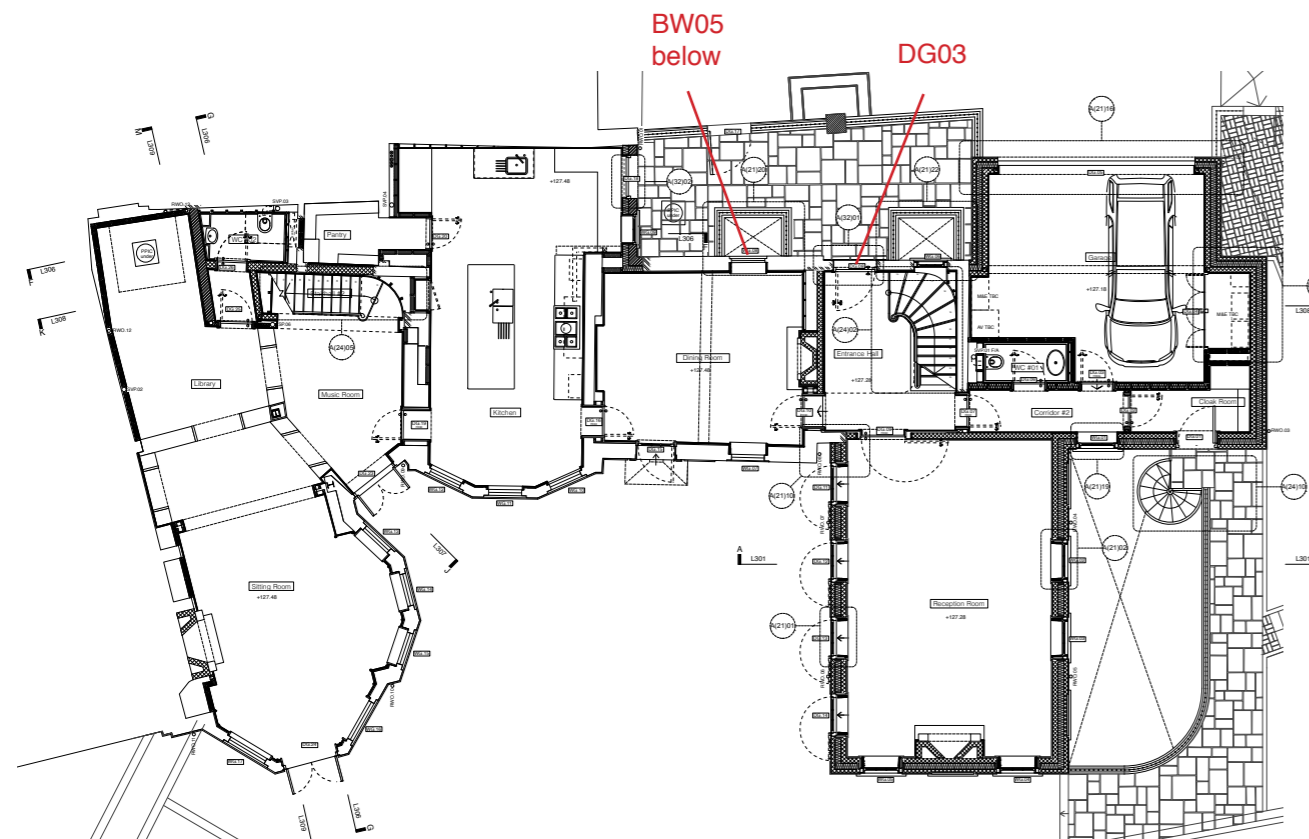
4.01.1 East Elevation

There is one enlarged opening on the east elevation for the relocated house entrance door (DG03 on the attached plan). This is detailed as a continuation of the straightforward “punched” openings in the rendered surface of the building with a new painted six-panelled door (see drawing 4075-P.520 and right).

In addition, there is a new lightwell window (WB05 on the attached plan) to serve enlarged basement accommodation (approved in Listed Building Consent 2017/6050/L and Variation/Removal of Conditions ref: 2017/6046/P - both granted in May 2018). This window is not visible from the public realm, but is also detailed as an unadorned opening in the rendered surface, albeit the lintel is chamfered at the head to permit increased light levels (see drawing 4075-P.530 and right).



Proposed new front door (DG09)



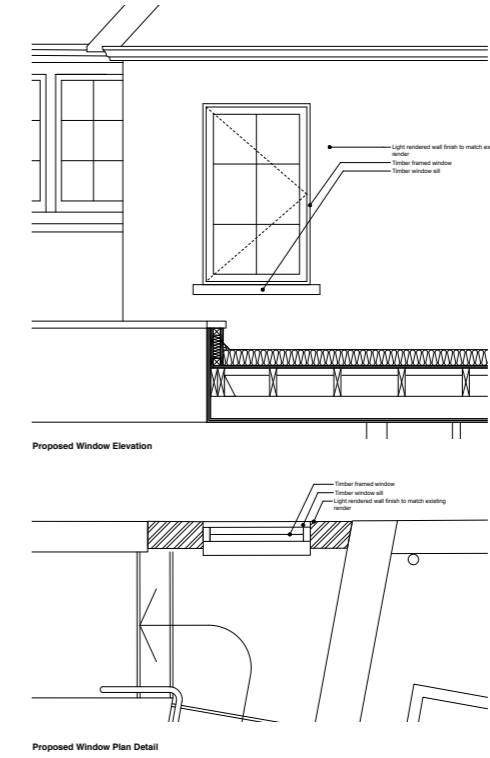
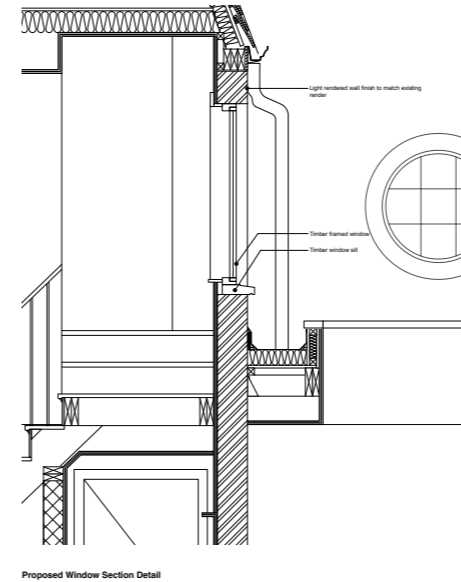
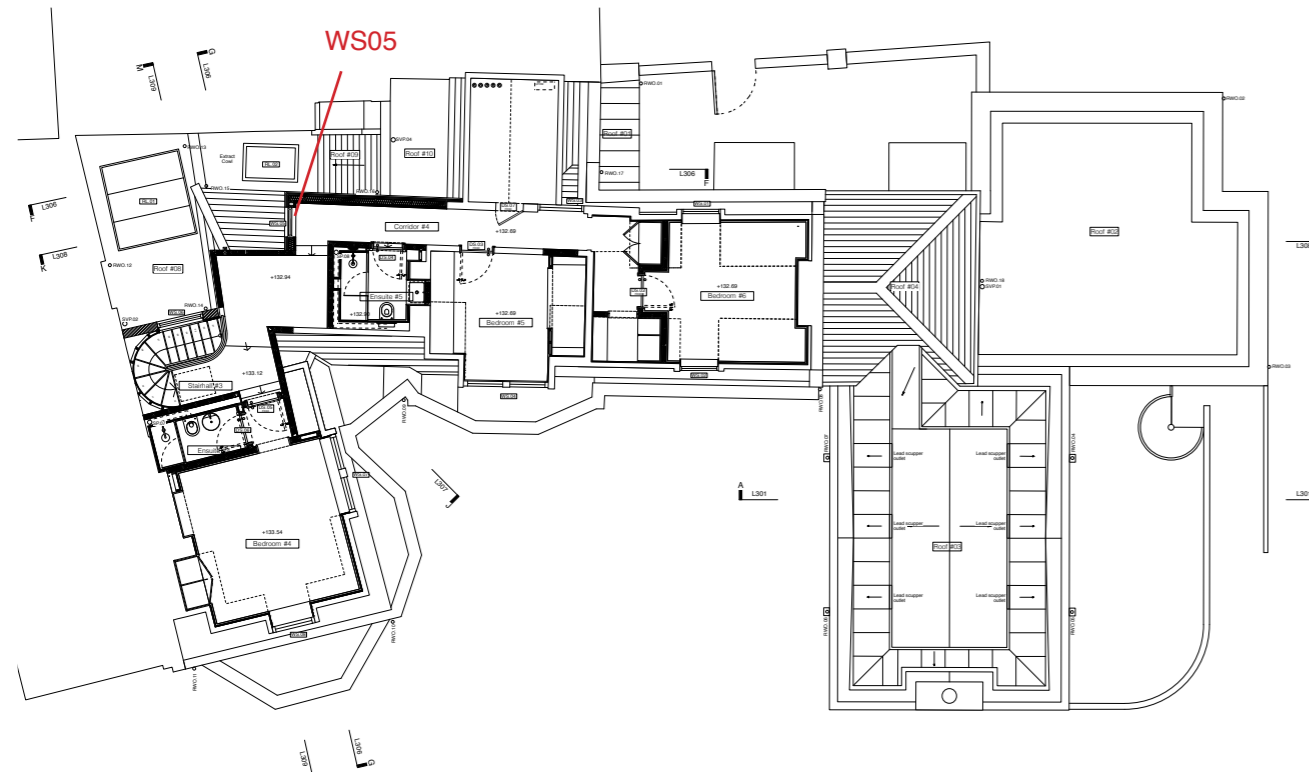
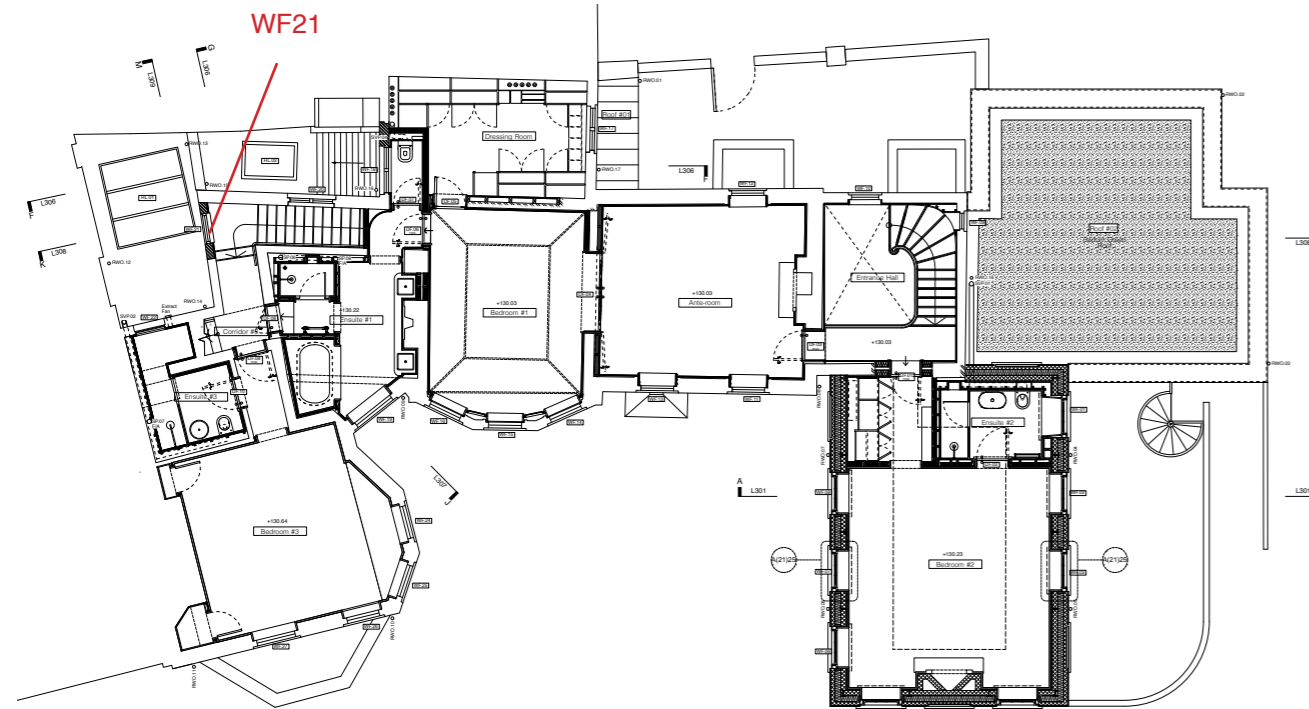
Proposed new basement window (BW05)

4.01.2 North Elevation

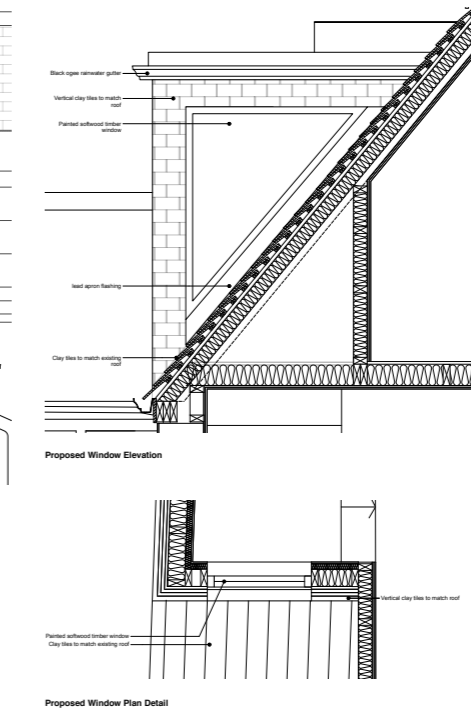
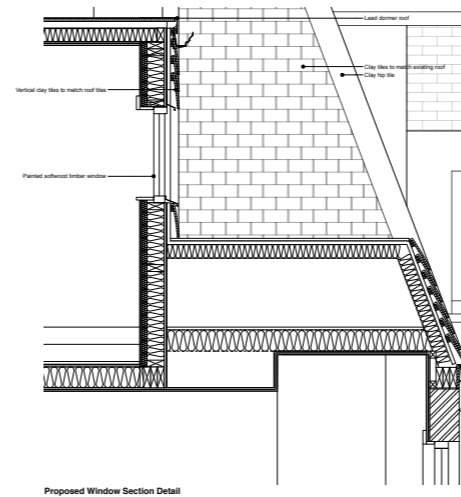
There are two new window openings in this elevation; as follows (neither being visible from the public realm):

A window at first floor to serve the secondary staircase (WF21 on the attached drawing). This window is a reused softwood casement in plain masonry opening (see drawing 4075-P.540 and right).

A window at second floor in the extended dormer (WS05 on the attached drawing). This is a triangular painted softwood fixed light to suit the profile of the tile clad dormer cheek (see drawing 4075-P.550 and right).



Proposed new opening for WF21



Proposed new opening for WS05

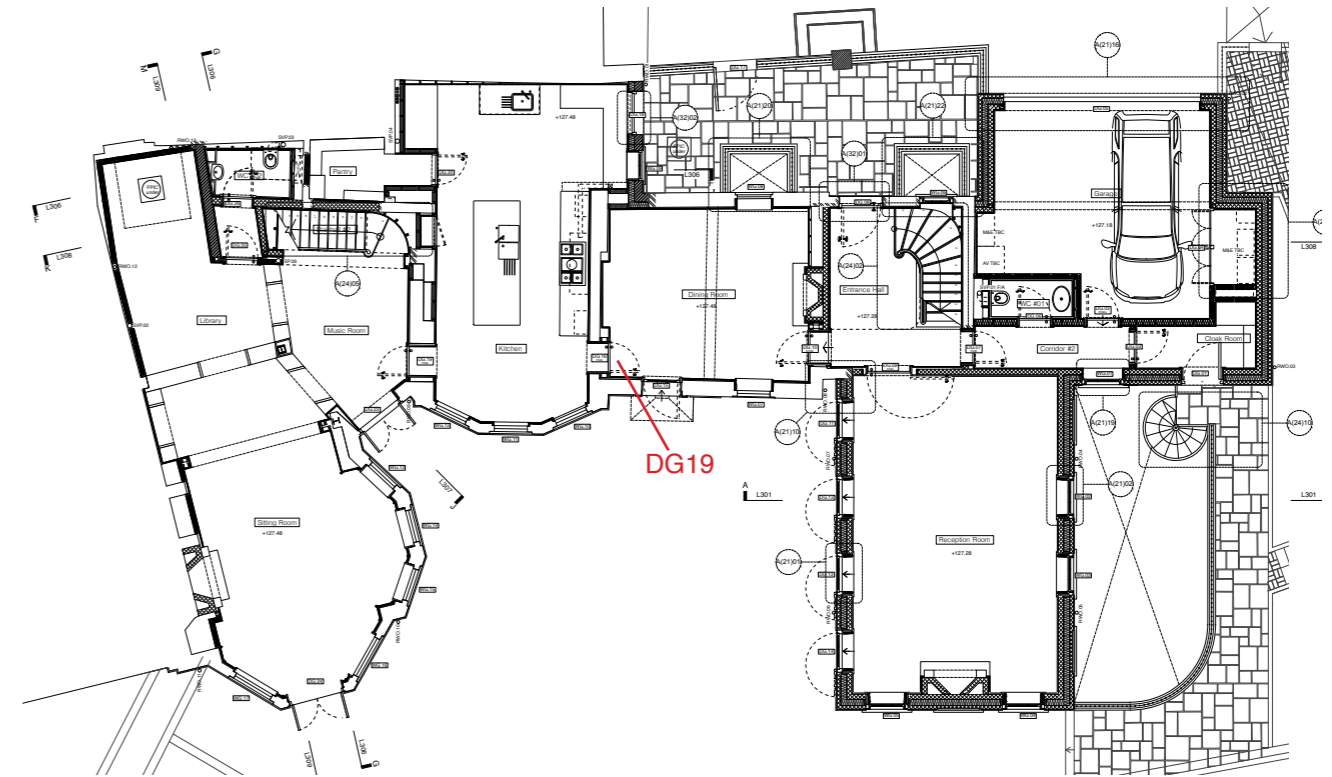
4.02 Condition 4d) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification.

The approved plans indicate the removal of the existing staircase and its replacement with a stair that rises from the ground floor reception area. In order to provide a safe means of escape from the upper floors into the open ground floor, in the event of fire, it is proposed to install a fire suppression system to selected areas. In addition, the doors from habitable rooms giving onto the common areas, or separating the fire suppressed areas from the remainder, will need to be 30 minute fire resisting (Please see page 12 of attached Fire Strategy Report prepared by Lawrence Webster Forrest ref: 17150-FS-01-B).

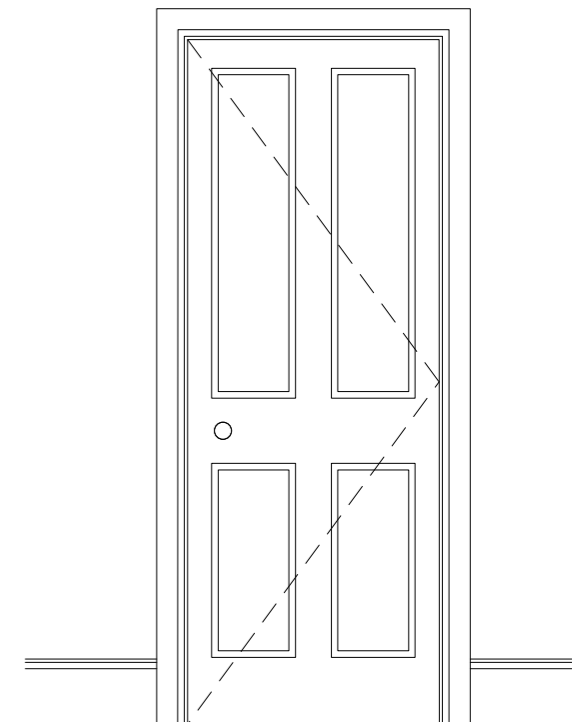
In order to provide protection to this standard, it is proposed to install new fire-resisting four-panel doors (FD30 standard) to three openings which would have retained their original doors.

4.02.1 Ground Floor:

Door between Kitchen and Dining Room (DG19 on attached plan). Existing is a four-panel painted softwood door approx. 35mm thick. Proposed replacement will be a four-panel FD30 rated construction, required to separate fire suppressed areas of the building from the remainder.



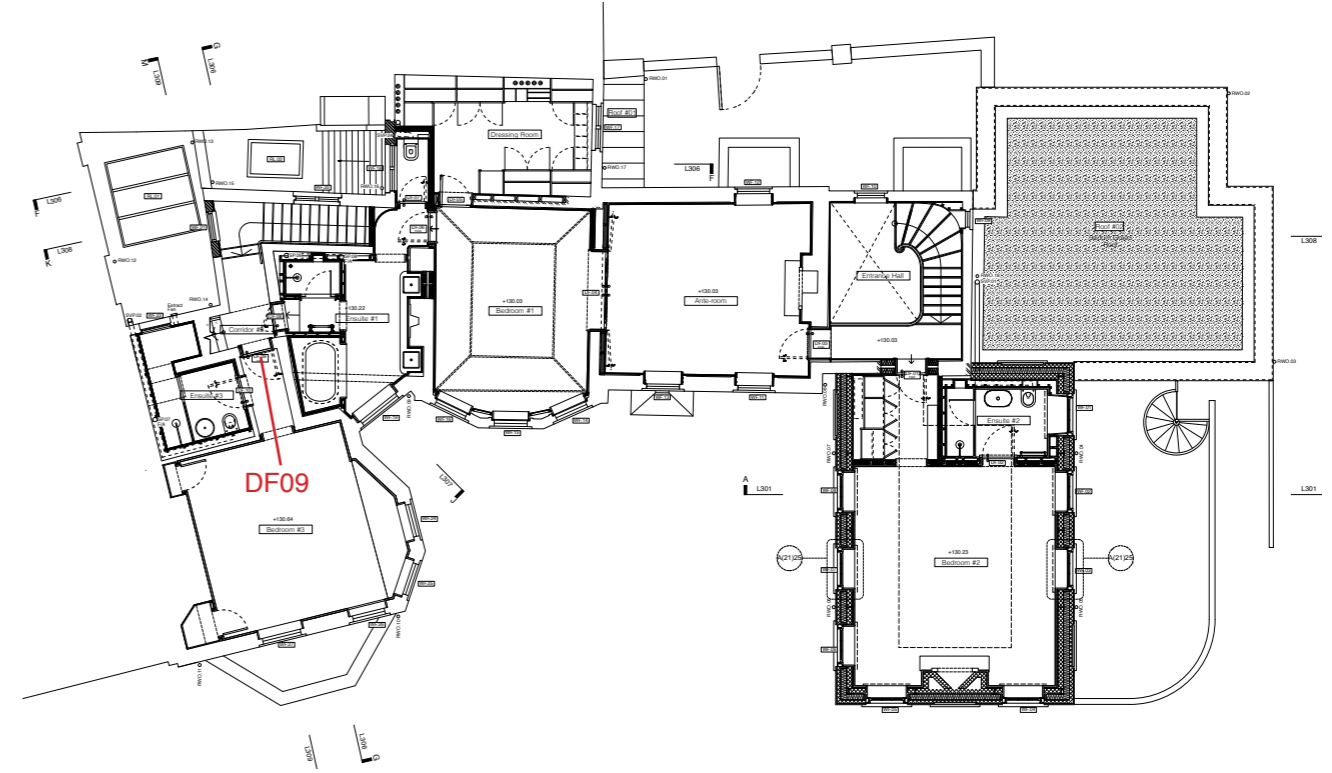
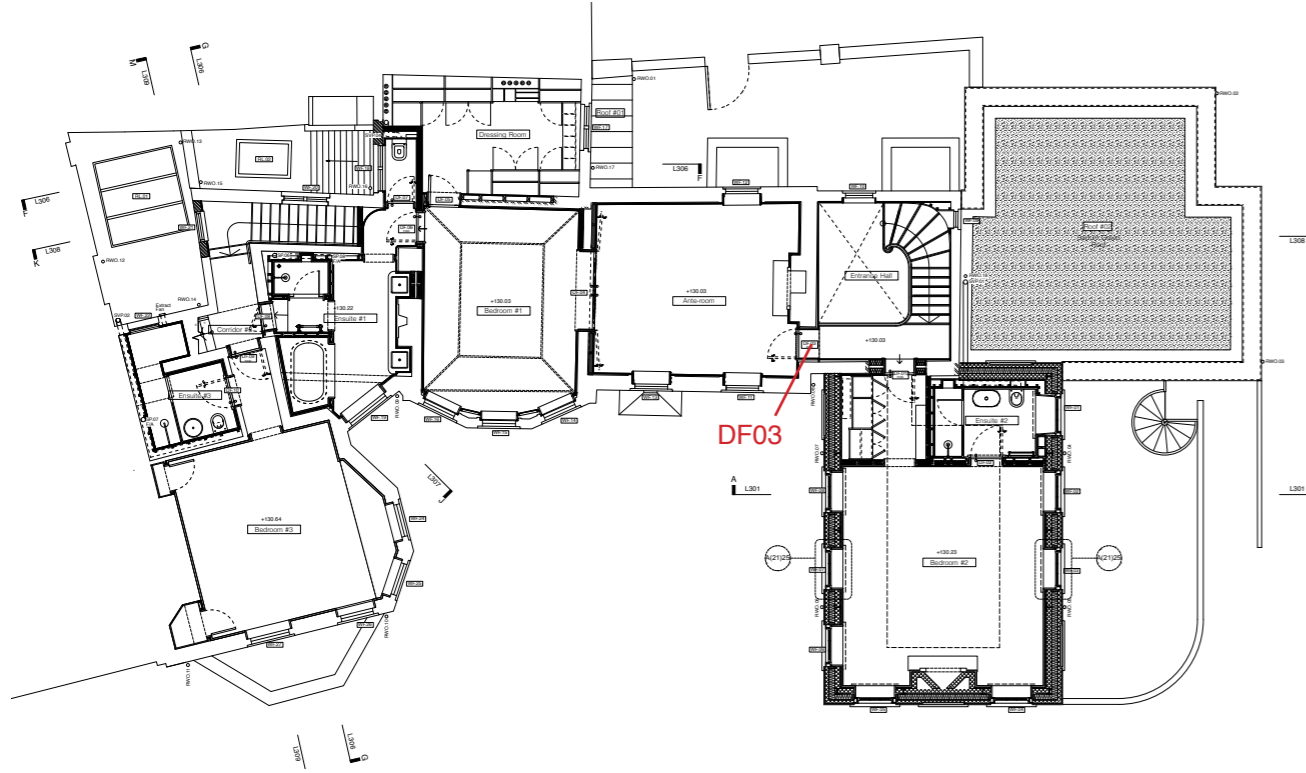
existing door left
proposed door right



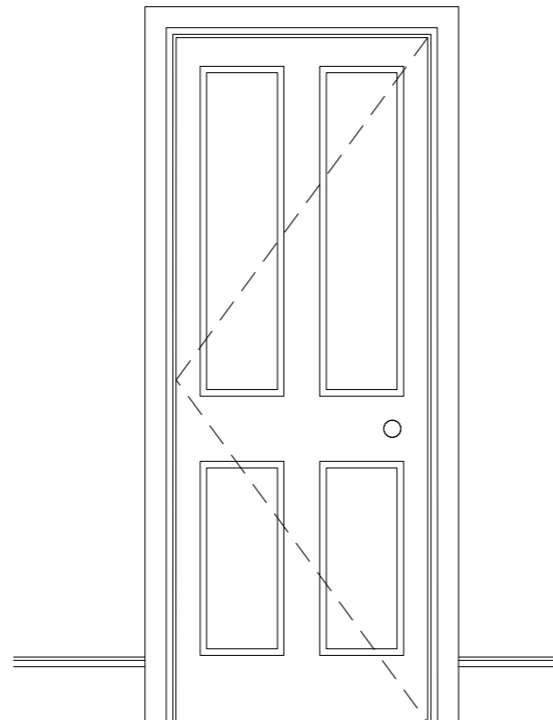
4.02.2 First Floor:

Door between Ante-Room and Entrance Stairwell (DF03 on the attached plan). This is currently a door into an en-suite bathroom, attached to the existing master bedroom (which becomes the ante-room in the approved plans). Existing is a four-panel painted softwood door. Proposed replacement will be a four-panel fire-rated construction required to separate habitable rooms from staircases, hung to an opposite handing, to open into the room.

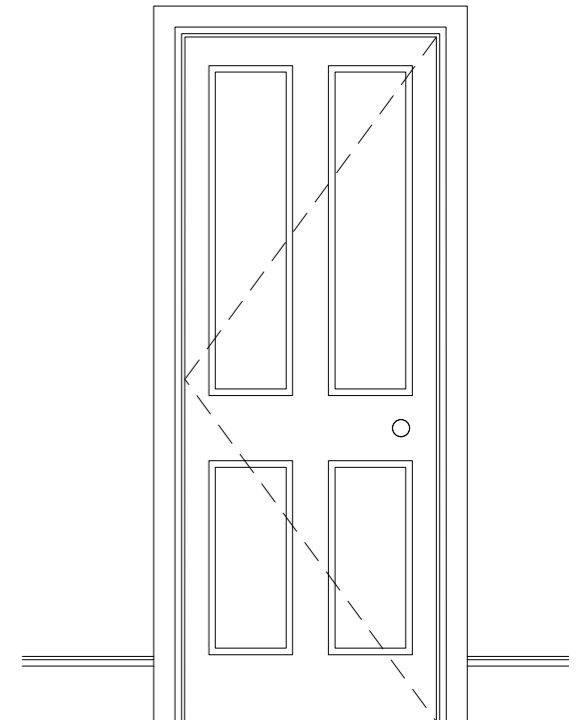
Door between Bedroom 3 and landing (marked DF09 on the attached plan). Existing is a four-panel painted softwood door. Proposed replacement will be a four-panel fire-rated construction required to separate habitable rooms from staircases.



existing door left
proposed door right



existing door left
proposed door right



5.0 Compliance with Policy

5.01 The Policy Context

5.01.1 The National Planning Policy Framework

The legislation governing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1) of the Act requires decision makers to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' when determining applications which affect a listed building or its setting.

In March 2012 the Government published the National Planning Policy Framework (NPPF). Section 12 of the NPPF deals with 'Conserving and enhancing the historic environment'.

5.01.2 Local Policy: London Borough of Camden

The relevant policy from the London Borough of Camden Core Strategy in relation to the historic environment (CS14) sets out the council's overarching strategy and focuses on the need to preserve or enhance heritage assets and their setting and the requirement for new development to be of the highest quality and to respect local context and character.

DP24 of LB Camden Development Policies Document provides further guidance on the Council's approach to 'Securing high quality design'. The policy says:

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

DP25 of LB Camden Development Policies Document provides additional guidance concerning the Council's approach to the historic environment; as follows:

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) (sic) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

5.02 Summary of the proposals and their effect

5.02.1 Condition 4b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings excluding the new extension.

The applicant considers that the new openings have been designed in a manner consistent with the existing detailing and the age and spirit of the house and trusts that the details submitted with this application sustain that opinion.

5.02.2 Condition 4d) 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 introduction of fire-rated doors and the installation of a localised fire suppression system not only provides safety for the occupants but will also serve to enhance protection to the historic asset in the event of fire. The proposed system includes discreet ceiling mounted sprinkler heads (13no. total). Necessary pump housings etc. are concealed in storage areas

Generally speaking, the doors separating common areas from habitable spaces are new doors in newly formed openings - detailed as a four-panel traditional design and with a 30 minute fire resisting performance. For the three openings, as noted in 4.02 above, which are retained in their original locations on the consented plans, it is not considered possible to upgrade the thin-panelled existing doors to an FD30 standard and, therefore, replacements of a sympathetic design are proposed, appropriate for the character of the building, and consistent with the new doors elsewhere

5.03 Compliance with policy and guidance

The analysis above demonstrates that the proposals will not cause harm to the special interests of the building, as required in DP25 of LB Camden Development Policies Document nor will cause any harm to the significance of the heritage assets, thereby meeting the policy tests of the National Planning Policy Framework

With regard to the policies of the London Borough of Camden the proposals 'preserve or enhance heritage assets and their setting and the requirement for new development to be of the highest quality and to respect local context and character

6.00 Conclusion

The applicant considers that the developed details preserve or enhance the special interest of the building and seeks approval in terms of Condition 4b) and 4d) of Listed Building Consent 2017/6050/L.

7.00 Schedule of Drawings and Documents

This document is to be read in conjunction with the following:

Listed Building Consent 2017/6050/L

Condition 4b)

4orm drawings

4075 - P.520 Front door details

4075 - P.530 Lightwell details

4075 - P.540 WF21 window details

4075 - P.550 WS05 window details

Condition 4d)

Fire Strategy Report prepared by Lawrence Webster Forrest ref: 17150-FS-01-B