

Application ref: 2017/1847/L
Contact: Emily Whittredge
Tel: 020 7974 2362
Date: 11 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Ian Adam-Smith Architects
Highbuilding Farm
Vann Road
Fernhurst
GU27 3NL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**18 Grove Terrace
London
NW5 1PH**

Proposal:

Lowering of floor level of front vaults and lightwell, installation of doorway under stairs, enlargement of rear lightwell and creation of metal balcony with access stair from ground floor to basement, replacement of rear ground floor window with French doors; installation of 1 x conservation style rooflight to rear roof slope, internal and external alterations and refurbishment.

Drawing Nos: AS595_E_01, AS595_E_02, AS595_E_03, AS595_P_01 Rev E, AS595_P_02 Rev B, AS595_P_03 Rev B, 1049(08)-05 B, 1049(08)-04 B, 1049(08)-03 B, 1049(08)-02 B, 1049(08)-2 B, Basement Impact Assessment, BIA Non-Technical Summary.

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: AS595_E_01, AS595_E_02, AS595_E_03, AS595_P_01 Rev E, AS595_P_02 Rev B, AS595_P_03 Rev B, 1049(08)-05 B, 1049(08)-04 B, 1049(08)-03 B, 1049(08)-02 B, 1049(08)-2 B.

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 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:
- a) Manufacturers details and plan, elevation and section drawings at a scale of 1:10 of all new fireplaces and hearths. Elevations to show the context of the fireplace within the room and materials to be annotated;
 - b) Typical plan and section drawing at a scale of 1:10 of service runs, plumbing and pipework where there is intervention with historic fabric, particularly joists;
 - c) Detailed sections, plans and elevations at a scale of 1:10 of new steps, railings and door to the rear;
 - d) Detailed sections, plans and elevations at a scale of 1:10 of the new lobby screen and door in the front lightwell.
 - e) Manufacturers details and drawings of the rooflight including elevations and sections at a scale of 1:10 showing the relationship with the existing roof structure.

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 Prior to the commencement of the relevant works, a method statement for the following works shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.
- a) Repair of lath and plaster ceiling at basement level;
 - b) Repair and refurbishment of front metal railings;
 - c) Repair of water damaged lath and plaster ceiling and cornice at ground floor level;
 - d) Lowering of the basement vaults and underpinning.

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 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 London Borough of Camden Local Plan 2017.

- 6 All existing joinery, plasterwork, doors and other features must be retained and kept in situ unless shown otherwise on the drawings or other documentation 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 London Borough of Camden Local Plan 2016.

- 7 Notwithstanding the details shown on the drawings hereby approved, this permission does not extend to cleaning or repointing of the external brickwork.

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.

- 8 Prior to the commencement of the relevant works, full details of hard landscaping and means of enclosure shall be submitted to and approved by the local planning authority in writing. Such details shall include details of proposed earthworks including grading, mounding and other changes in ground levels, and the relationship of the works to the existing boundary walls. 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 and its setting and to ensure that the development contributes to the visual amenity and character of the area in accordance with the requirements of policies A5, D1, D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed lowering, tanking and use of the front vaults and lowering of the lightwell and the relocation of the kitchen to the front room of the basement is considered acceptable and would not harm the building's special character. It would retain the original plan form of the building.

The proposed rooflight to the rear roof slope by reason of its appropriate scale and position is acceptable subject to a condition requiring full details.

All original architectural features, joinery and fireplaces are to be retained, with some fireplaces and hearths to be reinstated, subject to details.

The proposed rear lightwell, metal balcony, and access stairs would be modest in scale and design and would reflect the linear form of the building. The French doors would replicate the proportions of the original opening and is considered acceptable. The impact of the excavation has been independently verified to confirm it would not have a significant impact on the structural

integrity of the host building or adjoining buildings, and is acceptable in heritage terms. For these reasons, the impact is not considered to result in harm to the special interest of the grade II* listed building or terrace as a whole.

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

One objection was received and duly taken into account prior to the determination of this application.

The site's planning history was taken into account when coming to this decision and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. The proposed works are in accordance with the NPPF 2012, the London Plan 2016, and the London Borough of Camden Local Plan 2017.

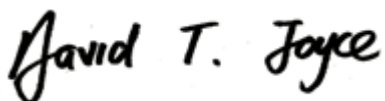
As such, the proposal is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

- 2 Your attention is drawn to the fact that there is a separate planning application with associated legal agreement with the Council which relates to the development for which this permission is associated.

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