

Application ref: 2018/3340/L
Contact: Gideon Whittingham
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Development Management
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4orm
1-5 Offord Street
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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:

Variation of Condition 2 (approved plans) to listed building consent granted on 14/05/2018 (ref: 2017/6050/L), for 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, namely the repositioning of the existing chimney breast and fireplace in ground floor sitting room.

Drawing Nos: Superseded: 4075-P-103.

Proposed: 4075-P-103_A.

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

Conditions And Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original listed building consent ref:2017/6050/L

dated 14/05/2018.

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_A; 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 (delegated):

The site is Grade II Listed, located within the Hampstead Conservation Area. The proposal represents a variation of consent (2017/6050/L and associated 2017/6046/P), namely the repositioning of the existing chimney breast and fireplace in the ground floor sitting room.

The proposal would result in the loss of historic fabric resulting from demolishing part of the chimney stack, however; The harm is considered to be off-set by the heritage benefits of the proposal, in particular : - The chimney breast is currently not aligned in the centre of the space following Edwardian modifications and extensions to the property. The realignment would bring this back into align as per the Georgian layout; The chimney stack doesn't rise directly with the room above, where the chimney stack is off centre. Shifting the stack as proposed would simply realign the stack to be off centre to the side of the stack above, with no meaningful difference in their relationship; The

proposal would provide a more scholarly Georgian surround and grate to the chimney; The existing arrangement has a modern cornice and down-stand running in front of the stack which doesn't step to account for the recessed wall. This does not align with the shape of the room and provides an odd obviously modern layout. The proposal would provide a more scholarly stepped cornice line which follows the shape of the room and would feel more historically accurate than the current arrangement.

Within this context, the proposals are satisfactorily detailed and would preserve the special interest of the listed building. They would cause no harm to the listed building.

One objection was received and duly considered prior to making this decision. The site's planning history was 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development 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 2018.

- 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

David T. Joyce

David Joyce
Director of Regeneration and Planning