

Application ref: 2019/2250/L
Contact: Anna Foreshew
Tel: 020 7974 3857
Date: 18 October 2019

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

Richard Gooden
4orm
1-5 Offord Street
London
N1 1DH

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:

Dismantling and rebuilding an approximately 6.5m length of garden wall due to its deteriorated and unstable condition.

Drawing Nos: Site Location Plan; 4075-P-420; 4075-P.430; DOC190819-19082019113102; Heritage Appraisal; Supporting Statement Rev. A; Report on the Stability of Garden Wall (April 2019); Supporting Information (includes Method Statement).

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:

Site Location Plan; 4075-P-420; 4075-P.430; DOC190819-19082019113102; Heritage Appraisal; Supporting Statement Rev. A; Report on the Stability of Garden Wall (April 2019); Supporting Information (includes Method Statement).

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 work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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 Before work begins, details of the following shall be approved in writing by the Local Planning Authority:

- a) Notwithstanding the bricks shown in the Supporting Document, a sample panel of the brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site. The sample panel shall be retained on site until the work has been completed.

- b) An appropriately qualified professional specialising in conservation work shall supervise the hereby approved works of rebuilding the brick wall. Any proposed changes to the agreed supervision arrangements shall be subject to the prior written agreement of the Local Planning Authority.

- c) Notwithstanding consented drawings and supporting documents, the foundation of the wall is to take the form of a traditional splayed brick corbel. The use of concrete is specifically excluded from this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The application brick wall is located within the curtilage of Grove Lodge, a grade II listed building, and is therefore treated as part of the listed building. The property dates from the early 18th century with later alterations, and is located within the Hampstead Conservation Area. The brick wall was clearly part of the historic boundary wall, but it is now an internal wall within the garden. The brick wall has been altered over its lifetime, which is evident by infills and repairs. Surviving historic bricks in the wall are likely to have been clamp fired locally, and are considered significant fabric.

The brick wall is considered by the structural engineer to be in poor structural

condition. Various proposals were put forward regarding the conservation of the wall. Following discussions with the agent, as well as assessments of the wall by a structural engineer, and a conservation builder, the brick wall is to be carefully dismantled by hand and rebuilt in the same location. The wall will be built at a lower ground level, in line with a Variation of a Condition (application no. 2017/6046/P), which consented the reduction in the level of the proposed garden terraces.

Historic fabric will be preserved, and re-used in the new wall. The proposals are considered to be acceptable, however, the new wall will need to be of a high quality finish to preserve the setting of the listed building. It should be noted that the application brick wall, in fact, formed part of a larger section of wall. This has already been dismantled under consent granted in 2016 (application nos. 2015/4485/P and 2015/4555/L), but is to be rebuilt.

An initial proposal to rebuild the wall above a substantial concrete base was removed during negotiation and the wall will now be rebuilt in the appropriate traditional form.

One comment was received on 18/05/2019 concerning the deterioration of the wall relating to a previous approval for development within the site (Variation of a Condition application no. 2017/6046/P). This comment relates to the earlier application, whereas this proposal aims to conserve the brick wall. 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 policies 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.

- 2 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.
- 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant

licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer