

Application ref: 2021/0675/L
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Development Management
Regeneration and Planning
London Borough of Camden
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TTHS Architects
5 Markham House
Uvedale Road
Dagenham
London
RM107QD

Dear Sir/Madam

021DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**18 Grove Terrace
London
NW5 1PH**

Proposal:

Discharge of condition 4 of LBC 2017/1847/L regarding repairs to lath and plaster, metal railings and the underpinning of the vaults.

Drawing Nos: Application form, Method Statements, Ceiling+Wall Lath & Plaster
Method Statement(2).

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

Conditions And Reasons:

Informative(s):

- 1 The application seeks the discharge of condition of condition 4 of listed building consent application 2017/1847/L which reads as follows:

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.

Details of the repair of the lath and plaster, including the water damaged ceiling, are contained within the document titled 'Ceiling+Wall Lath & Plaster Method Statement(2)' and override the repair stated in the 'Method Statement'. The document states that all the laths will be repaired and that the plaster will be lime.

The 'Method Statement' contains details of the repair and refurbishment of the metal railings. Corrosion and loose paint will be removed from the railings using a wire brush, the railings will then be repainted.

Details of lowering the vaults and the underpinning has also been submitted. In summary, the walls will be propped whilst the required level is dug out, concrete will then be used to underpin the structure.

The proposed works will not harm the special interest of the grade-II-listed building.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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 proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF.

- 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.

- 5 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.
- 6 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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