

Application ref: 2021/1839/L
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Date: 21 September 2021

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TTHS Architects
5 Markham House
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RM10 7QD

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
18 Grove Terrace
London
NW5 1PH

Proposal:

Installation of a full width balcony with glazed floor at raised rear ground floor and installation of a new rear door and side window on ground floor level.

Drawing Nos: 1439- D001, D002B, D006B, D007A. 1439- P10B, P11, P12, P13, P14, P15, P16. 1439- E00, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 16.

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:
1439- D001, D002B, D006B, D007A.

1439- P10B, P11, P12, P13, P14, P15, P16.

1439- E00, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 16.

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.

Informative(s):

- 1 Reasons for granting consent-

The proposal includes the following which received listed building consent in 2017 (application ref 2017/1847/L): excavation of a rear lightwell with stepped garden access; lowering of part of the existing garden by 280mm; lowering and tanking of the front vaults; and installation of a rear rooflight. This application shows an amendment to the rear lower floors, ie. the porch fenestration and the rear balcony design which will now not have steps down to the garden.

The rear balcony, spanning the full width of the rear and with a glazed floor, is considered acceptable. The materials of the railing and platform are appropriate to the host listed building. The doors at upper and lower ground floor would be timber framed and traditional in appearance. The proposed porch door and porch window are acceptable in terms of location and detailed design. These additions would not harm the character, appearance and fabric of the host listed building.

The site's planning history has been taken into account when making this decision. No objections were received prior following consultation procedures.

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 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 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.

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 2021.

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, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer