

Application ref: 2021/3822/L
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 23 February 2022

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

Gerald Eve
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Netley Cottage and Grove Lodge
Lower Terrace
London
NW3 6RR

Proposal: Erection of ground floor single storey infill extension (with roof lantern) above non-original lower ground floor extension to Grove Lodge and adjacent to Netley Cottage; new opening to side boundary wall between Grove Lodge and Netley Cottage and associated landscaping alterations; all to facilitate amalgamation of the two properties into one. Removal of roof lantern and new windows in rear wall of existing extension at Netley Cottage.

Drawing Nos: Existing: 4134-X.01_A; 4134-X.02; 4134-X.03; 4134-X.04; 4134-X.05; 4134-X.06; 4134-X.11; 4134-X.12; 4134-X.13; 4134-X.14; 4134-X.15; 4134-X.16. 4134-X.18; 4134-X.20; 4134-X.21; 4134-X.22; 4134-X.23; 4134-X.24; 4134-X.25. Proposed: 4134-P.02; 4134-P.03; 4134-P.04; 4134-P.05_A; 4134-P.10_A; 4134-P.11_A; 4134-P.12_A; 4134-P.13; 4134-P.14; 4134-P.15_A; 4134-P.16_B; 4134-P.18_A; 4134-P.20; 4134-P.21_A; 4134-P.22_A; 01 - Netley Cottage landscape details 4 February 2022; 4134-P.23; 4134-P.24; 4134-P.25; 4134-P.30.

Documents: Design and Access Statement Rev A - December 2021 by 4orm & Hans Verstuyft Architecten; Structural Methodology Report by Conisbee dated 2 June 2021; Heritage Statement dated July 2021; Arboricultural Impact Assessment Report dated February 2022 & Tree protection plan SJA TPP 21346-042a; Schedule of works 4134-P200_A Rev A. 23.12.21.

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:

Existing: 4134-X.01_A; 4134-X.02; 4134-X.03; 4134-X.04; 4134-X.05; 4134-X.06; 4134-X.11; 4134-X.12; 4134-X.13; 4134-X.14; 4134-X.15; 4134-X.16. 4134-X.18; 4134-X.20; 4134-X.21; 4134-X.22; 4134-X.23; 4134-X.24; 4134-X.25.

Proposed: 4134-P.02; 4134-P.03; 4134-P.04; 4134-P.05_A; 4134-P.10_A; 4134-P.11_A; 4134-P.12_A; 4134-P.13; 4134-P.14; 4134-P.15_A; 4134-P.16_B; 4134-P.18_A; 4134-P.20; 4134-P.21_A; 4134-P.22_A; 01 - Netley Cottage landscape details 4 February 2022; 4134-P.23; 4134-P.24; 4134-P.25; 4134-P.30.

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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 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.
- 2 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, 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.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

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