

Application ref: 2022/4519/L
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Date: 30 January 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Create design
Second Floor Wigglesworth House
69 Southwark Bridge Road
LONDON
SE1 9HH

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
17 Greville Place
London
Camden
NW6 5JE

Proposal:

Internal alterations to all floors.

Drawing Nos: GP-PL-001; GP-PL-002; GP-PL-003; GP-PL-004; GP-PL-005; GP-PL-006; GP-PL-007; GP-PL-008 Rev 1; GP-PL-009; GP-PL-010; GP-PL-011; GP-PL-012; GP-PL-013; GP-PL-014; GP-PL-015; GP-PL-016; GP-PL-017; GP-PL-018;

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:

GP-PL-001; GP-PL-002; GP-PL-003; GP-PL-004; GP-PL-005; GP-PL-006; GP-PL-007; GP-PL-008 Rev 1; GP-PL-009; GP-PL-010; GP-PL-011; GP-PL-012; GP-PL-013; GP-PL-014; GP-PL-015; GP-PL-016; GP-PL-017; GP-PL-018;

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 building is Grade II listed and lies within St Johns Wood Conservation Area.

The building has been much altered as it was once connected with 19 Greville Place and used as a nursing home. Documents in older planning files show that the rear elevation was much different and the interior much altered to how it exists now. The building's form and layout is mainly derived from the refurbishment of the 1990s which saw it separated from 19 Greville Place and converted back to a single family dwelling.

The special interest of the listed building lies primarily in its unaltered front and side elevations and through the general domestic layout of each floor.

The proposed work involve the refurbishment of the property with some alteration to the plan form. Generally the plan form of the principal floors is maintained except where these spaces have been sub-divided previously.

An inspection of the property revealed most features and plasterwork to be modern. Features to be replaced are therefore non original and appear to be conjectural reproductions. The proposed new decorative features are in general keeping with the age and style of the building.

The proposed works would preserve the special interest of the listed building and therefore it is recommended that the application is approved.

The planning history of the site has been taken into account when coming to 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 proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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.
- 4 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer