

Application ref: 2023/0955/L
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Date: 3 May 2023

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SM Planning
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**5 The Grove
London
Camden
N6 6JU**

Proposal:

Structural work to facilitate floor strengthening, including the introduction of new joists and steel beams.

Drawing Nos: 44_2022_GRV_Existing Location Plan, 2124-1991-I1 - Lower Ground Floor Plan, 2124_LBC structural letter to accompany structural drawings 230127, 2124-1011-I1 - First Floor Plan, 2124-1001-I1 - Upper Ground Floor Plan, Covering Letter - 5 The Grove March 23, 2124-1021-I1 - Second Floor Plan.

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:

44_2022_GRV_Existing Location Plan, 2124-1991-I1 - Lower Ground Floor Plan, 2124_LBC structural letter to accompany structural drawings 230127, 2124-1011-I1 - First Floor Plan, 2124-1001-I1 - Upper Ground Floor Plan, Covering Letter - 5 The Grove March 23, 2124-1021-I1 - Second Floor Plan.

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 5 The Grove is a grade II listed house built in 1933 by CH James. The house replaced an original building that occupied the site from 1688. The building is detached and is set over three storeys with additional basement. There are four windows to each floor. The building is constructed from red brick and windows are six over six timber sashes.

The neighbouring buildings date from the 17th century and are grade II* listed. No.5 is built in the same style as the original building that occupied the site and the neighbours, adding to the group value of the street.

The building has undergone extensive alteration during the 20th century including the replacement of the primary staircase and removal of a secondary staircase, the removal of chimney breasts and introduction of new ones and various unsympathetic structural interventions.

The proposals are to strengthen the floors by supporting the existing timbers and filling in notches and holes in existing joists. The majority of strengthening is carried out using timber however there are some instances where steel is required, for example where chimney breasts have been removed.

The works will ensure the longevity of the building by making it structurally sound, and are carried out in a sympathetic way ensuring the special interest of the building is maintained.

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 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', written in a cursive style.

Daniel Pope
Chief Planning Officer