

Application ref: 2023/0956/L
Contact: Duty Determination Team
Tel: 020 7974 XXXX
Email:
Date: 22 May 2023

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

SM Planning
80-83 Long Lane
London
EC1A 9ET

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:

Replacement of two external bay doors on the second-floor rear elevation.

Drawing Nos: 44_2022_GRV_Existing Location Plan, 44_2022_GRV_Planning and Listed Building(2), PL 0001 -Existing Main House Rear Elevation (West)(2), PL 1001-Demolition Main House Rear Elevation (West)(2), PL 2001 -Proposed Main House Rear Elevation (West)(2), W53 IMG_0471(2), W35 IMG_0470(2), W35 IMG_0469(2), W34 IMG_0468(2), W34 IMG_0467(2), W33 IMG_0466(2), W33 IMG_0465(2), W32 IMG_0464(2), W32 IMG_0463(2), W32 IMG_0462(2), Heritage Statement(2), 44_2022_GRV_Planning and Listed Building Consent Statement_sml(3).

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, 44_2022_GRV_Planning and Listed Building(2), PL 0001 -Existing Main House Rear Elevation (West)(2), PL 1001-Demolition Main House Rear Elevation (West)(2), PL 2001 -Proposed Main House Rear Elevation (West)(2), W53 IMG_0471(2), W35 IMG_0470(2), W35 IMG_0469(2), W34 IMG_0468(2), W34 IMG_0467(2), W33 IMG_0466(2), W33 IMG_0465(2), W32 IMG_0464(2), W32 IMG_0463(2), W32 IMG_0462(2), Heritage Statement(2), 44_2022_GRV_Planning and Listed Building Consent Statement_sml(3).

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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

1) Plan, elevation and section drawings of all new windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.

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 replace four windows and two sets of doors at second floor level.

The current windows and doors are not historic and in parts are in poor condition. The replacement windows and doors will match the existing. A condition has been added to the consent requesting further details to be submitted.

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

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. 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



Daniel Pope

Chief Planning Officer