

Application ref: 2022/5048/P
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Date: 23 August 2023

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SM Planning
80-83 Long Lane
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**5 The Grove
London
N6 6JU**

Proposal: Details of windows, external doors and new railings required by condition 3 (parts b + c) and details of tree protection methods required by condition 5 of planning permission 2021/4153/P, dated 04/10/2022 (for: Excavation of basement; replacement front boundary treatment; landscaping etc.)

Drawing Nos: Cover letter (SMPlanning), dated 16/11/2022; 44/2022/PL 3000; 44/2022/PL 3001; 44/2022/PL 3002; 44/2022/PL 3003; 44/2022/PL 2007 C; 381-L-D-456 Rev P02; 381-L-P-115 Rev P01.

The Council has considered your application and decided to approve details.

Informative(s):

1 Reasons for granting

This application seeks to discharge condition 3, parts (b) and (c) and condition 5 of planning permission 2021/4153/P, dated 04/10/2022. Condition 3 (b) requires details of all windows and external doors; condition 3 (c) requires details of the new railings; and condition 5 requires tree protection details.

The details have been amended during the course of the application, in response to comments from the Council's Conservation Officer. A key was provided for the window plan so it is clear where each type of window is located. The railing design has been amended to be historically accurate; urn finials have been re-incorporated to the design. The details are now considered to be acceptable in order to safeguard the special architectural and historic interest of the building and the character and appearance of the application site and the immediate area.

The tree protection details are considered to be acceptable in order to ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area.

The proposed development is in general accordance with Policies D1, D2, A2 and A3 of the London Borough of Camden Local Plan 2017 and Policies DH2, DH3 and OS2 of the Highgate Neighbourhood Plan 2017.

- 2 You are reminded that conditions 3 (a) (facing materials), 4 (sample panel of brickwork), 6 (replacement tree details) still require details to be submitted and approved.

Details have been submitted pursuant to conditions 3 (a) and 4 under application reference 2023/2504/P, which is pending determination.

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