

Application ref: 2022/5118/P
Contact: Kate Henry
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Date: 6 October 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
Camden
N6 6JU**

Proposal:

Details of windows, external doors, new railings and pergola structure required by condition 3 (parts b, c, d) and details of lighting required by condition 8 of planning permission 2021/4146/P, dated 02/09/2022 (for: Extension to existing outbuilding; relocation of swimming pool; erection of pergola; landscaping etc.)

Drawing Nos: 44/2022/PL 2001; 44/2022/PL 2002 A; 44/2022/PL 3001; 44/2022/PL 3002; 44/2022/PL 3003; 44/2022/PL 3005; 44/2022/PL 3006; 381-L-D-410 Rev P01; 381-L-P-101 Rev P01; 381-L-D-412 Rev P01; Moonlight Design Lighting Details (undated)

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting

This application seeks to discharge condition 3 (parts b, c and d) and 8 of planning permission 2021/4146/P, dated 02/09/2022.

Condition 3 requires details of: (b) details of windows and doors; (c) details of railings; and (d) details of the new pergola structure. Condition 8 requires details of lighting.

The extended outbuilding would not feature any windows, it would only feature opening doors to the three outward elevations. The details of the doors to the outbuilding and the railings to the staircase and terrace are considered to be acceptable to safeguard the special architectural and historic interest of the building, the appearance of the application site and the character of the immediate area.

The detailed design of the new pergola structure is also considered to be acceptable insofar as it is a simple structure that would not detract from its surroundings.

The proposed lighting is also considered to be acceptable in terms of quantum, siting, fittings, visual impact and the impact on adjacent occupiers and wildlife.

The proposed development is in general accordance with Policies D1, D2 and A3 of the Camden Local Plan 2017 and Policies DH2 and OS4 of the Highgate Neighbourhood Plan 2017.

- 2 You are reminded that condition 3a of planning permission 2021/4146/P, dated 02/09/2022, still requires details to be submitted and approved. Details have been submitted under application reference 2023/2503/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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer