

Application ref: 2020/4307/P  
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Date: 24 November 2023

**Development Management**  
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Iceni Projects  
C/O Iceni Projects, Da Vinci House,  
44 Saffron Hill  
London  
EC1N 8FH  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**9 D The Grove**  
**London**  
**N6 6JU**

Proposal:

Demolition of the existing dwelling and construction of a replacement dwelling with associated landscaping

Drawing Nos: 1912\_EX-00-010, 1912\_EX-00-100, 1912\_EX-00-101, 1912\_EX-00-102, 1912\_EX-00-200, 1912\_EX-00-201, 1912\_EX-00-300, 1912\_EX-00-301, 1912\_EX-00-302, 1912\_EX-00-303, 1912\_EX-00-304, 1912\_EX-00-305, 1912\_EX-00-305, 1912-PL-000, 1912-PL-010, 1912-PL-099, 1912-PL-100, 1912-PL-101, 1912-PL-102, 1912-PL-200, 1912-PL-201, 1912-PL-202, 1912-PL-300, 1912-PL-301, 1912-PL-302, 1912-PL-303, 1912-PL-304, 1912-PL-00-305. Built Heritage Assessment September 2020, Design and Access Statement January 2023 Rev 02, Planning Statement September 2020, Whole Life Carbon Assessment Statement Rev P01 15 December 2022, Energy Statement December 2022, Sustainability Statement November 2022 - Rev 01, Tree Protection Plan September 20, Tree Survey and Arboricultural Method Statement Sept 2020, Basement Impact Assessment Rev 01 by Bryne Looby August 2020.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed demolition, by reason of the loss of the existing building which makes a positive contribution to the Highgate Village Conservation Area, would cause harm to the character and appearance of the conservation area, contrary to policy D2 of the Camden Local Plan 2017 and Policies DH1, DH2, DH7 of the Highgate Neighbourhood Plan 2017.
- 2 The proposed replacement dwelling, by virtue of its scale, design, materiality and siting, would cause harm to the character and appearance of the street scene and the wider area, and the setting of the neighbouring listed building and would fail to preserve or enhance the character and appearance of the Highgate Village Conservation Area contrary to policies D1 (design) and D2 (heritage) of the Camden Local Plan 2017 and policies DH1, DH2, DH6, DH7, DH8 of the Highgate Neighbourhood Plan 2017 and with the London Plan 2021 and the NPPF 2023.
- 3 The proposed development, by virtue of insufficient evidence to justify the need for demolition of the existing building nor the use of active cooling, would result in an unsustainable development contrary to policies CC1 (climate change mitigation) and CC2 (adapting to climate change) of the Camden Local Plan 2017 and policies DH7, DH9 of the Highgate Neighbourhood Plan 2017.
- 4 In the absence of an adequate Basement Impact Assessment, the proposal would likely have an adverse impact upon the land stability in the area, the local water environment surface run-off and hydrogeology, contrary to policies A1 (Managing the impact of development) and A5 (Basements) of the London Borough of Camden Local Plan 2017 and Policy DH7 of the Highgate Neighbourhood Plan 2017.
- 5 The proposed development, in the absence of a legal agreement securing an affordable housing contribution, would fail to maximise the supply of affordable housing to meet the needs of households unable to access market housing, contrary to policy H4 (Maximising the supply of affordable housing) of the Camden Local Plan 2017 and policy SC1 of the Highgate Neighbourhood Plan 2017.
- 6 The proposed development, in the absence of a legal agreement securing car-free housing, would contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport and active lifestyles, contrary to policies T2 (parking and car-free development) and DM1 (delivery and monitoring) of the Camden Local Plan 2017 and Policy TR1 of the Highgate Neighbourhood Plan 2017.
- 7 The proposed development, in the absence of a legal agreement securing a construction management plan and construction impact bond, would be detrimental to the amenity of neighbouring occupiers contrary to policies A1 (managing the impact of development) and A5 (basements) of the Camden Local Plan 2017 and Policies DH7, TR1, TR2 and TR3 of the Highgate Neighbourhood Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.
- 2 Without prejudice to any future application or appeal, the applicant is advised that the reason for refusal nos.5, 6 and 7 could be overcome by providing a revised

basement impact assessment (or an addendum to the BIA addressing all the queries in the audit report), in line with advice in Policy A5 and CPG 'Basements' for a scheme that was in all other respects acceptable.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

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

Daniel Pope  
Chief Planning Officer