

Application ref: 2023/3710/L
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Date: 18 December 2023

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Lisa Shell Architects Ltd
Unit EG2 Norway Wharf
24 Hertford Road
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N15QT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7 The Grove
London
N6 6JU

Proposal:

Erection of single storey side extension; erection of replacement single storey outbuilding, with air source heat pump to side (single storey extension approved pursuant to 2021/3891/L, dated 12/04/2022, and replacement outbuilding approved pursuant to 2023/0604/L, dated 03/08/2023)

Drawing Nos: GRO7 / LO / 001 / C; GRO7 / GAP2 / 001 / B; 402-L-P-109 Rev P02;
Design, Access & Heritage Statement (Lisa Shell Architects), dated 20/07/2023.

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: GRO7 / LO / 001 / C; GRO7 / GAP2 / 001 / B; 402-L-P-109 Rev P02; Design, Access & Heritage Statement (Lisa Shell Architects), dated 20/07/2023.

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 and Policy DH2 of the Highgate Neighbourhood 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 Policy DH2 of the Highgate Neighbourhood Plan 2017.

Informatives:

- 1 Reasons for granting:

This application seeks listed building consent for the erection of a single storey side extension and the erection of a replacement single storey outbuilding, with air source heat pump to the side. The plans have been altered during the course of the application to omit the installation of an air source heat pump on the roof of the single storey side extension, due to concerns about the visual impact.

A key consideration is the fact a single storey extension was approved pursuant to listed building consent 2021/3891/L, dated 12/04/2022, and a replacement outbuilding was approved pursuant to listed building consent 2023/0604/L, dated 03/08/2023, and the consents remain extant. This application only differs by way of the introduction of an air source heat pump to the side of the outbuilding and therefore this is the only element which needs to be assessed.

The air source heat pump would be located at the southern end of the outbuilding, furthest away from the listed building, where it is unlikely to impact harmfully on the setting of the listed building. The proposal is therefore considered to be acceptable in this respect.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policy D2 of the

Camden Local Plan 2017 and Policy DH2 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2023.

- 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 2023.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer