

Development Control
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Lisa Shell
architects

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29th Dec 2023

Dear Sir/ Madam,

7 THE GROVE, HIGHGATE, LONDON N6 6JU CHANGE OF USE, ALTERATIONS AND EXTENSION

We are writing in connection with our application for Listed Building Consent and Planning Approval submitted via the Planning Portal for the change of use, extension, and external and internal alterations to the above grade II listed property.

The proposals are based closely on those authorised under approvals 2021/3374/P and 2021/3891/L, which are currently under construction'; as such approved proposals are almost fully implemented. During the process of construction, matters have arisen which have required some amendments. This application aims to pick up all amendments so that the final implemented scheme is matched precisely to the most recent approvals. Conservation Officer Colette Hatton and Case Officer Kate Henry have been informally consulted about most of the amendments to the approved scheme, which are detailed within the Design and Access statement, and summarised as follows:

BASEMENT

Guest Bathroom & Bedroom

Guest Bathroom relocated in favour of improved Guest Bedroom
Adapt window opening and replace sash window with new shutters

Laundry/ Scullery/ Plant

Change to layout
Form opening in chimney breast
Omit floor membrane over limecrete slab
Add greywater recycling

Passage

Sika plaster removed; exposed brick with T&G panelling to dado

Lower Hall

Door not added

Cupboard added

Cold Store

Window with permanent vented mesh added

Front vaults

Lightweight partition and boarded door to Workshop

GROUND FLOOR

Back garden

Terrace and steps updated as per approvals 2023/0256/P & 2023/0604/L

Outbuilding updated with ASHP as per approvals

Front Garden

Flower beds updated and new metal staircase as per approvals 2023/0256/P & 2023/0604/L

Reception Rooms

Remove 1940s fitted cupboard to front reception chimney breast niche

Spine wall opening with bifold doors

Kitchen/ Dining

Strip out modern internal window steps

Add cast iron airbricks to north wall for vents

Installation of fire suppression system

Boot room

Wc omitted with window

Entrance door relocated

FIRST FLOOR

Master Bathroom/ Dressing Room

Relocation of wc and shower

Window seats added

SECOND FLOOR

Bed 3

Reverse proposals for alterations to cupboards

THIRD FLOOR

Shower

Form door opening to Landing

Omit laylight

Bed 5

Strip out existing 1940s cupboard and install new fitted wardrobe

Create doorway to form Ensuite Bathroom

Landing

Laylight to be fitted with actuator to open in conjunction with roof level AOV

Office

Cupboards added; shelves omitted

ROOF & LOFTS

Roof

Safety handrail to be retained for repair/ reinstatement as necessary

Defective lead clad hatch to be removed and roof structure infilled;

New opening to be formed in roof (with the removal of 1 no. section of joist) to take flat glass automatic opening vent (AOV) for purpose of smoke venting, and access to roof for maintenance.

Lofts

Omit water tanks

T&g chute adjusted and provided with access door and fixed sw ladder for access to roof

REAR ELEVATION

New 6/6 sash windows to Den/ Gym in lieu of 1/1

The submission is supported by the following documents:

Site drawings

GRO7LO001/A	Location Plan	1:1250	A4
GRO7LO002	Surface Flood Risk Plan	1:1250	A4
GRO7SP001/A1	Site Plan Existing & Proposed	1:200	A2

Survey drawings

GRO7SU001/U	Binder comprising the following:	1:50	A2
GRO7SU002/V	Basement Plan		
GRO7SU003/T	Ground Floor Plan		
GRO7SU004/D	First Floor Plan		
GRO7SU005/D	Second Floor Plan		
GRO7SU006/B	Third Floor Plan		
GRO7SU100/H1	Loft and Roof Plan		
GRO7SU101/K1	Street Elevation		
GRO7SU102/K1	Front Elevation		
GRO7SU103/K1	Side Elevation		
GRO7SU104/E1	Rear Elevation		
GRO7SU105/B1	Garden Elevation		
GRO7SU201/H1	Vault Elevation		
GRO7SU202/H1	Section AA		
GRO7SU203/K1	Section BB		
GRO7SU204/K1	Section CC		
GRO7SU205/B1	Section DD		
GRO7SU206/B1	Section EE		
	Section FF		

Photographs

GRO7S001/2	External photographs		A4
GRO7S002/2	Internal photographs		

Demolition drawings

GRO7D001/C1	Binder comprising the following:	1:50	A2
GRO7D002/C1	Basement Plan		
GRO7D003/C1	Ground Floor Plan		
GRO7D004/B1	First Floor Plan		
GRO7D005/B1	Second Floor Plan		
GRO7D006/B1	Third Floor Plan		
	Loft and Roof Plan		

Proposal drawings

GRO7GA001/V2	Binder comprising the following:	1:50	A2
GRO7GA002/W3	Basement Plan		
GRO7GA003/U2	Ground Floor Plan		
GRO7GA004/D2	First Floor Plan		
GRO7GA005/C2	Second Floor Plan		
GRO7GA006/C2	Third Floor Plan		
GRO7GA100/G1	Loft and Roof Plan		
GRO7GA101/K1	Street Elevation		
GRO7GA102/J1	Front Elevation		
GRO7GA103/K1	Side Elevation		
GRO7GA104/E1	Rear Elevation		
GRO7GA105/B1	Garden Elevation		
GRO7GA201/J1	Vault Elevation		
GRO7GA202/J1	Section AA		
	Section BB		

GRO7GA203/K1	Section CC
GRO7GA204/K1	Section DD
GRO7GA205/C1	Section EE
GRO7GA206/B1	Section FF

Proposal drawings: simple plans

1:50 A2

GROGA-S	Binder comprising the following:
GRO7GA-S001/1	Basement Plan (simplified)
GRO7GA-S002/1	Ground Floor Plan (simplified)
GRO7GA-S003/1	First Floor Plan (simplified)
GRO7GA-S004/1	Second Floor Plan (simplified)
GRO7GA-S005/1	Third Floor Plan (simplified)
GRO7GA-S006/1	Loft and Roof Plan (simplified)

Detail construction

GRO7DC	Binder comprising the following:	
GRO7DC001/1	Wall types	1:5 A3
GRO7DC101/1	Ceiling types	
GRO7DC201/H1	Floor types	
GRO7DC051/G	AOV & Laylight detail	

Component details

GRO7CO	Binder comprising the following:	
METALWORK		
GRO7CO-P912B	Lightwell grille	A1
GRO7CO-P941B	Bow Bay metal railing	A0
GRO7CO-P942B	Closet Wing metal railing	A2
EXTERNAL DOORS		
GRO7COP102A	New External Basement Doors DG18; DG19 & DG20	
GRO7COP111A	New External Ground Floor Door DG12	
GRO7COP112A	New External Ground Floor Doors DG15	
GRO7COP141A	New External Third Floor Doors D305	
GRO7COP142A	New External Third Floor Doors D310	
INTERNAL DOORS		
GRO7COP201A	New & Altered Internal Basement Doors sheet 1	
GRO7COP202A	New & Altered Internal Basement Doors sheet 2	
GRO7COP211A	New & Altered Internal Ground Floor Doors	
GRO7COP221A	New & Altered Internal First & Third Floor Doors	
WINDOWS & SHUTTERS		
GRO7COP301A	New Windows & Shutters	
GRO7COP303A	Typical Shutter Details	

Documents

Heritage Statement July 2021	A4
Design and Access Statement Dec 2023	A4
Structural Statement Dec 2023	A4
Arboricultural Report with updated TPP	A4
Arboricultural Method Statement	A4
CIL Additional information	A4

Suds information

Rainwater harvesting equipment IMW231933
Mains Back-up installation guide
Specialist SUDS layout drawings

For information the design team comprises the following members:

Architect (Principal Designer)

Lisa Adelaide Shell MA(Cantab) DipArch DipCons(AA) RIBA

Lisa Shell Architects Ltd
Heritage Consultant
Neil Burton BA FSA IHBC
The Architectural History Practice Ltd
Structural Engineer
John Edwards Dip Cons AA
Osborne Edwards Consulting Structural Engineers
Arb Consultant
Russell Miller MSc, BA(Econ) ABC Tech Cert MArborA
Russell Miller Arboriculture

Please do not hesitate to contact me should you wish to arrange a visit to the property or require any further information to enable a timely approval.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Lisa Shell', with a stylized, cursive script.

Lisa Shell
MA(Cantab) DipArch DipCons(AA) RIBA
LISA SHELL architects

cc.
Nick Tomlinson and Emily Tomlinson Applicant