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20 December 2023

**Via Planning Portal only**

Dear Sir/Madam,

**LISTED BUILDING CONSENT APPLICATION – PLANNING (LISTED BUILDING & CONSERVATION AREAS)  
ACT 1990**

**ORIGINAL DESCRIPTION (APPROVED UNDER LISTED BUILDING CONSENT 2021/2717/L) - REMOVAL OF NON-ORIGINAL CHIMNEY STACK; INFILL BELOW ENTRANCE BRIDGE; ALTERATIONS TO EXTERNAL OPENINGS; REINSTATEMENT OF 2ND EXTERNAL STAIRCASE AT REAR; VARIOUS INTERNAL ALTERATIONS AT ALL LEVELS, INCLUDING RECONFIGURATION OF LAYOUT, REMOVAL OF NON-ORIGINAL FIREPLACES, REPLACEMENT OF NON-ORIGINAL STAIRCASE, RELOCATION OF KITCHEN FROM LOWER GROUND TO GROUND FLOOR.**

**APPLICATION TO NOW INCLUDE PORCH CANOPY OVER CONSENTED SIDE DOOR**

**5 THE GROVE, LONDON, N6 6JU**

Please accept this covering letter as an accompaniment to this listed building consent application for the proposed works referred above.

**The Site:**

The site is located on the west side of The Grove and comprises a grade II listed, three storey (plus basement) semi-detached residential property. The site lies within the Highgate Village Conservation Area and sits between two grade II\* listed buildings either side (4 and 6 The Grove).

The Grove and the immediate surroundings are predominantly characterised by conservation and heritage landmarks such as Witanhurst Mansion to the south, Highgate Reservoir to the east and surrounding residential development made up of mostly grade II and grade II\* listed buildings.

### **The Proposal**

Listed building consent is sought for minor works following the earlier grant of planning permission and listed building consent. The only alteration to those previously consented schemes is the installation of a small canopy over the existing consented side door.

For full details of the proposed development please refer to the supporting plans and elevations.

### **Planning Policy**

#### **National Planning Policy**

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental, and social. Section 16 (conserving and enhancing the historic environment) is relevant to the consideration of this application.

#### **Local Planning Policy**

The adopted Development Plan for the London Borough of Camden comprises the London Plan (2021), the Camden Local Plan (2017) and the Camden Planning Guidance (CPG) Documents. Also of relevance is the Highgate Village Conservation Area Appraisal and Management Strategy (2007). The following policies are considered relevant to the consideration and determination of this application:

#### **London Plan 2021**

- Policy HC1 - Heritage Conservation and Growth

#### **Camden Local Plan (CLP) 2017**

- Policy A1 - Managing the Impact of Development
- Policy D1 - Design
- Policy D2 - Heritage

#### **Camden Planning Guidance (CPG) 2021**

- Home Improvements CPG
- Design CPG

## **Planning Assessment**

### ***Principle of development:***

Law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The application site currently comprises a building in active residential use. No change is proposed to the established use class and in such locations there are no development plan or national planning policies that restrict the extension or alteration of residential properties in principle, subject to the consideration of all other detailed matters, set out below.

### ***Design and Heritage Impact:***

Section 12 of the NPPF refers to well-designed places. Paragraph 135 (c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

CLP Policy D1 requires development to be of the highest architectural and urban design quality, and to have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. The aim of this policy is reflected in London Plan Policy D4 (Delivering Good Design) and the Design CPG.

Case law dictates that decision makers are required to give great weight to any harm to the significance of a heritage asset and how this should be applied is set out in section 16 of the NPPF. CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. These aims are further reflected in London Plan Policy CH1 (Heritage Conservation and Growth).

### ***Proposed additional works***

The proposed canopy is required for functional purposes and would replace an existing canopy, largely like for like in appearance, albeit orientated at 90 degrees. It would be wholly in keeping with the appearance of the listed building and is considered de-minimus in its nature and appearance.

The proposed alteration to the earlier consents are entirely positive and would not be perceptible above and beyond the consented scheme.

## **Summary**

As demonstrated within this letter and supporting drawings, the proposed works are considered to have an acceptable impact on the fabric and setting of the property. The development fully accords with the development plan and national planning policy guidance and it is respectfully requested that listed building consent is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions please do not hesitate to contact me.

Yours faithfully

**Allen Sacbaker**  
**Associate**  
**SM Planning**