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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**

**ERECTION OF A GARDEN OUTBUILDING WITH OUTDOOR SHOWER AND ROOF TERRACE –
ALTERATIONS TO ALLOW FOR RAILINGS AT TERRACE LEVEL AND CORNERING OFF OF BUILDING –
AMENDMENT TO PREVIOUSLY CONSENTED APPLICATION 2021/4990/L**

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 are the installation of railings along the perimeter of the summerhouse and the cornering off of the structure.

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 an outbuilding and swimming pool at the rear of the garden, ancillary to the use of the main residential property. No change of use is proposed 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).

Outbuilding

In accordance with the 'Home Improvements' CPG, the proposed outbuilding aims to respect the surrounding character and appearance of the associated conservation area and host listed building. The demolition of the existing building allows the new outbuilding to be built sensitively in terms of height, scale, massing and materials, generally reflecting but improving the composition of the existing building. This already has the benefit of planning permission and listed building consent.

The proposed alterations to those earlier consents are entirely positive and in fact de-minimus. The alterations would not be perceptible above and beyond the consented scheme and are reflective of the existing site and surroundings.

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