

Householder Planning Application

Address: 14 Grove Terrace, London, NW5 1PH

Date: 14th February 2024

Revision: 1

London Borough of Camden

This document is in support of the householder application for works to the garden at no. 14 Grove Tce, London NW5 1PH.

14 Grove Tce is one of a series of terraced Georgian houses which together have a Grade II* group listing and lie within the Dartmouth Conservation Area.

Proposed Works

The proposal is for alterations to the garden, to increase the amount of green space. All proposed planting species will be native, and any paving is to be reclaimed York Stone. The proposal does not involve the removal of any existing mature trees, nor any excavation within tree root protection zones. The proposal will have no negative impact on the building, neighbours, or conservation area.

Heritage Statement

The assessment of significance has been carried out using the process described by the English Heritage's Conservation Principles, Policies and Guidance document, which looks at the inter-related heritage values that may be attached to a place" and are:

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical Value: the ways in which past people, events and aspects of life can be connected through a place to the present, be it illustrative or associative.
- Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal Value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Evidential Value

Takes on value as part of the entire Georgian Terrace. The internal layout has been altered extensively, although some of the features remain, such as the coricing and the Corinthian columns at the rear of the ground floor. The visible exterior has been kept mostly intact, although the windows have been replaced at some point in the past.

Historical Value

There have been no notable residents at no.14 Grove Terrace, nor any historical events known to have taken place within this building.

Aesthetic Value

The majority of the external elevations of no.14 Grove Terrace are original, with the exception of the windows. That said the overall appearance contributes positively in terms of the brick facade, scale, and detailing. Internally some original fabric remains. Some of the original detailing around the windows survives, and the grand corncicing on the ground and first floors appears in good condition.

Communal Value

No.14 Grove Terrace is part of locally listed series of terraced houses, and is visible from Highgate Road, which is one of the most historical streets in the area. Its communal value is not individual, but as part of a whole.

Significance Summary

The significance of no.14 Grove Terrace comes from its mostly surviving external Georgian appearance, as part of the long elevation of Grove Terrace and its integration with it, and from its surviving internal features. The proposals do not alter, harm, or compete with the significance of the heritage asset.

Please refer to the attached information which is to support this application.

Please read in conjunction with:

-2124-02-00-100 Site Location Plan

-2124-02-05-099 Existing and Proposed Garden Plan