

Application ref: 2024/0719/L
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Date: 24 April 2024

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Roberts & Treguer
29 Clerkenwell Green
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
14 Grove Terrace
London
NW5 1PH

Proposal:
Alterations to rear garden to remove portions of existing hardstanding, increase soft landscaping, and associated works.

Drawing Nos: (Prefix 2124-02) 00-100, 05-099, 05-400, Planning and Heritage Statement, Arboricultural Method Statement (prepared by SJ Stephens Associates, dated 8 March 2024)

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:

(Prefix 2124-02) 00-100, 05-099, 05-400, Planning and Heritage Statement, Arboricultural Method Statement (prepared by SJ Stephens Associates, dated 8 March 2024)

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.

- 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.

Informative(s):

- 1 The proposed works to the rear garden comprise increasing the footprint of the paved terrace adjacent to the main dwelling with reclaimed York stone pavers, erection of London stock brick retaining walls and stairs, removal of York stone pavers in the middle of the garden, increasing the footprint of the paved terrace adjacent to the outbuilding with reclaimed York stone pavers, and increasing the amount of soft landscaping throughout. Overall, the amount of paving will be reduced and green space increased.

Given the planning history of the site and the scale and lack of sympathy of previously unauthorised interventions, is it considered unlikely that any elements from the original landscaping of the rear garden have survived. The proposal is considered to sensitively recreate the garden layout shown in historic aerial photographs, utilising historic materials such as York paving stones and London stock brick. Given the lack of visibility from the public realm, it is considered that the proposal would preserve the character and appearance of the Grade II* listed host building and the wider Dartmouth Park Conservation Area.

The Dartmouth Park CAAC was consulted and did not object to the proposed works. No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017 and policy DC2 of the Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with the London Plan 2021 and 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