

Application ref: 2023/5387/L
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Date: 15 May 2024

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SM Planning
80-83 Long Lane
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**5 The Grove
London
Camden
N6 6JU**

Proposal:

Creation of porch canopy over consented side door

Drawing Nos: 44_2022_GRV_Existing Location Plan, Covering Letter including d & a and heritage statement - 5 The Grove Porch(2), PL 0001 -Site Location Plan(2), PL 2011 -Proposed Section BB(2), PL 0011 -Existing Section BB(2), PL 1011 -Demolition Section BB(3), PL 2007 -Proposed Front Elevation (East)(2), PL 2008 -Proposed Side Elevation (South)(2), PL 0007 -Existing Front Elevation (East)(2), PL 0007 -Existing Front Elevation (East)(3), PL 1007 -Demolition Front Elevation (East)(2), PL 1008 - Demolition Side Elevation (South)(2).

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:

44_2022_GRV_Existing Location Plan, Covering Letter including d & a and heritage statement - 5 The Grove Porch(2), PL 0001 -Site Location Plan(2), PL 2011 -Proposed Section BB(2), PL 0011 -Existing Section BB(2), PL 1011 - Demolition Section BB(3), PL 2007 -Proposed Front Elevation (East)(2), PL 2008 -Proposed Side Elevation (South)(2), PL 0007 -Existing Front Elevation (East)(2), PL 0007 -Existing Front Elevation (East)(3), PL 1007 -Demolition Front Elevation (East)(2), PL 1008 -Demolition Side Elevation (South)(2).

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 5 The Grove is a grade II listed house built in 1933 by CH James. The house replaced an original building that occupied the site from 1688. The building is detached and is set over three storeys with additional basement. There are four windows to each floor. The building is constructed from red brick and windows are six over six timber sashes.

The neighbouring buildings date from the 17th century and are grade II* listed. No.5 is built in the same style as the original building that occupied the site and the neighbours, adding to the group value of the street.

The building has undergone extensive alteration during the 20th century including the replacement of the primary staircase and removal of a secondary staircase, the removal of chimney breasts and introduction of new ones and various unsympathetic structural interventions.

The proposals are to remove an existing canopy and rebuild it in slightly different position above the lower ground floor doorway to the side elevation.

The canopy will be constructed in materials to match the demolished canopy and will generally be in character with the listed building.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has

been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF.

- 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 2021.

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