

Application ref: 2024/0057/P
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Date: 19 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Lisa Shell Architects Ltd
Unit EG2 Norway Wharf
24 Hertford Road
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7 The Grove
London
N6 6JU

Proposal:
Conversion of two flats to single dwelling house; side extension; installation of ASHP, internal and external alterations.

Drawing Nos: Heritage Statement dated July 2021; Design and Access Statement dated 21st December 2023; Structural Statement dated December 2023; Arboricultural Method Statement dated 7th February 2022; Arboricultural Supervision Scheme of Monitoring dated February 2022; Noise Impact Report dated 31st May 2023;
GR07/LO/001/A; GR07/LO/002; GR07/SP/001/A1; GR07/GA/001/V2;
GR07/GA/002/W3; GR07/GA/003/U2; GR07/GA/004/D2; GR07/GA/005/C2;
GR07/GA/006/C2; GR07/GA/100/G1; GR07/GA/101/K1; GR07/GA/102/J1;
GR07/GA/103/K1; GR07/GA/104/E1; GR07/GA/105/B1; GR07/GA/201/J1;
GR07/GA/202/J1; GR07/GA/203/K1; GR07/GA/204/K1; GR07/GA/205/C1;
GR07/GA/206/B1; GR07/GA-S/001/1; GR07/GA-S/002/1; GR07/GA-S/003/1;
GR07/GA-S/004/1; GR07/GA-S/005/1; GR07/GA-S/006/1; GR07/CO-P/102/A;
GR07/CO-P/111/A; GR07/CO-P/112/A; GR07/CO-P/141/A; GR07/CO-P/142/A;
GR07/CO-P/201/A; GR07/CO-P/202/A; GR07/CO-P/211/A; GR07/CO-P/221/A;
GR07/CO-P/301/A; GR07/CO-P/303/A; GR07/CO-P/921/B; GR07/CO-P/941/B;
GR07/CO-P/942/B; GR07/DC/001/1; GR07/DC/101/1; GR07/DC/201/H1;
GR07/DC/051/G

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans

Heritage Statement dated July 2021; Design and Access Statement dated 21st December 2023; Structural Statement dated December 2023; Arboricultural Method Statement dated 7th February 2022; Arboricultural Supervision Scheme of Monitoring dated February 2022; Noise Impact Report dated 31st May 2023; GR07/LO/001/A; GR07/LO/002; GR07/SP/001/A1; GR07/GA/001/V2; GR07/GA/002/W3; GR07/GA/003/U2; GR07/GA/004/D2; GR07/GA/005/C2; GR07/GA/006/C2; GR07/GA/100/G1; GR07/GA/101/K1; GR07/GA/102/J1; GR07/GA/103/K1; GR07/GA/104/E1; GR07/GA/105/B1; GR07/GA/201/J1; GR07/GA/202/J1; GR07/GA/203/K1; GR07/GA/204/K1; GR07/GA/205/C1; GR07/GA/206/B1; GR07/GA-S/001/1; GR07/GA-S/002/1; GR07/GA-S/003/1; GR07/GA-S/004/1; GR07/GA-S/005/1; GR07/GA-S/006/1; GR07/CO-P/102/A; GR07/CO-P/111/A; GR07/CO-P/112/A; GR07/CO-P/141/A; GR07/CO-P/142/A; GR07/CO-P/201/A; GR07/CO-P/202/A; GR07/CO-P/211/A; GR07/CO-P/221/A; GR07/CO-P/301/A; GR07/CO-P/303/A; GR07/CO-P/921/B; GR07/CO-P/941/B; GR07/CO-P/942/B; GR07/DC/001/1; GR07/DC/101/1; GR07/DC/201/H1; GR07/DC/051/G

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.

The proposed plant shall be installed and constructed to ensure compliance with the limits and mitigation measures identified in the Emtec Noise Impact of the Proposed New External Plant ref:

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 6 Prior to first use of the air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pump shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

The application property is a three storey (plus attic and basement), semi-detached residential building located on the west side of The Grove. It was previously subdivided to create 3 separate dwellings (no.7, 7A and 7B). The Property is Grade II listed and is located within the Highgate Village conservation area.

There is a previous application which was approved (2021/3374/P and 2021/3891/L) for the amalgamation of the basement flat and upper maisonette and general refurbishment of the building which was approved in 2021. This current application is for some additional alterations associated with the works within the previous approvals, and contains information that addresses the conditions attached to those consents.

The proposal involves the amalgamation of the two existing flats at the property in order to create one single dwellinghouse which was previously approved in 2021/3374/P. This would lead to the loss of one home which is considered acceptable and in accordance with policy H3 of the Camden Local Plan 2017 which only resists the loss of two or more homes.

Numerous changes are proposed to the rear at ground floor level. The new slate tiles for the roof of the existing first floor extension are acceptable, and would be in keeping with the character and pattern of development in the

surrounding area. The rooflights are modest in size and their positioning and design (conservation style) is acceptable. The replacement doors and windows to the rear would result in an improvement to the existing situation, due to the replacement of UPVC with timber and their design would match those present in the upper levels of the building. A proposed ASHP is proposed to the rear of the bikeshed/store.

The proposed extension to the rear of 7a is considered to be subservient in scale and it would not detract from the character and appearance of the host building, or harm its significance. The host building has already been extended on this side (works in relation to Flat 7A) and it is considered that the proposed extension would sit comfortably with the previous extension. Overall, the proposal would be in keeping with the character of the subject building and surrounding area.

A Noise Impact Assessment was submitted indicating that, with the provision of mitigation measures such as acoustic enclosures, the noise emitted from the ASHP would meet the requirements of Policy A4. The proposals have been reviewed by the Council's Environmental Health Officer who deem them to be acceptable. Conditions are attached to ensure that noise from the plant does not exceed the required levels and for anti-vibration measures to be installed.

Due to the siting of the proposed ASHP and other works, the proposal is not considered to cause any adverse impacts on the amenity of neighbouring occupiers in terms of loss of light, privacy or a sense of enclosure.

A condition is attached ensuring that the ASHP is only to be used for heating and not for active cooling in line with policy CC2.

Due to the nature, scale and location of the proposal works, and the proposed single storey side extension being modest in scale the proposal not considered to cause undue harm to neighbouring properties it would not result in any unacceptable amenity related effects.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning(Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to coming to this decision. The Highgate Village CAAC have not raised an objection to the proposals. The site's planning history has been taken into account when making this decision.

- 2 As such, the proposed development is in general accordance with policies A1, A4, D1, D2 and CC2 of the Camden Local Plan 2017 and policies DH1, DH2, DH3, DH4, DH9 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023
- 3 Your proposals may be subject to control under the Building Regulations

and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer