

Application ref: 2024/1169/L
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Lisa Shell Architects Ltd
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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; GRO7/LO/001/A; GRO7/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; GRO7/GA-S/001/1; GRO7/GA-S/002/1; GRO7/GA-S/003/1; GRO7/GA-S/004/1; GRO7/GA-S/005/1; GRO7/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 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:

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

Samples and/or manufacturer's details of new facing materials for the fireplace and the new balustrade to the principal staircase to be provided on site and retained on site during the course of the works.

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.

- 4 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 A proposal is sought to facilitate a ground floor rear extension, new slate tiles for the existing first floor rear extension, 3 new rooflights and internal rearrangements.

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 would not compromise historic features within the building and the proposed details provides additional alterations to alterations previously approved within 2021/3891/L the proposed works are considered to preserve the significance of the Grade II listed building and its internal features. No objection is raised by the Council's conservation officer.

Overall, as such the proposed alterations are not considered to be detrimental to the character and special interest of the building or that of the wider conservation area. The Highgate CAAC was consulted and raised no objections.

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 proposal is in general accordance with Policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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.
- 3 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.
- 4 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer