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24 February 2025

**Via Planning Portal only**

Dear Sir/Madam,

**FULL PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990 &  
LISTED BUILDING CONSENT APPLICATION – PLANNING (LISTED BUILDING & CONSERVATION AREAS)  
ACT 1990**

**EXTENSION OF GARDEN OUTBUILDING TO THE REAR OF THE PROPERTY**

**5 THE GROVE, LONDON, N6 6JU**

Please accept this covering letter as an accompaniment to this full planning and listed building consent application for the proposed works referred above.

**The Site:**

The site is located on the west side of The Grove and comprises a grade II listed, three storey (plus basement) semi-detached residential property. The site lies within the Highgate Village Conservation Area and sits between two grade II\* listed buildings either side (4 and 6 The Grove).

The Grove and the immediate surroundings are predominantly characterised by conservation and heritage landmarks such as Witanhurst Mansion to the south, Highgate Reservoir to the east and surrounding residential development made up of mostly grade II and grade II\* listed buildings.

**The Proposal**

Full planning and listed building consent is sought for a small extension to the existing rear garden outbuilding.

For full details of the proposed development please refer to the supporting plans and elevations.

## **Planning Policy**

### **National Planning Policy**

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental, and social. The following sections are relevant to the consideration of this application; Section 11 (making effective use of land), Section 12 (achieving well designed places), and Section 16 (conserving and enhancing the historic environment).

### **Local Planning Policy**

The adopted Development Plan for the London Borough of Camden comprises the London Plan (2021), the Camden Local Plan (2017) and the Camden Planning Guidance (CPG) Documents. Also of relevance is the Highgate Village Conservation Area Appraisal and Management Strategy (2007). The following policies are considered relevant to the consideration and determination of this application:

#### **London Plan 2021**

- Policy D4 - Delivering Good Design
- Policy HC1 - Heritage Conservation and Growth

#### **Camden Local Plan (CLP) 2017**

- Policy A1 - Managing the Impact of Development
- Policy D1 - Design
- Policy D2 - Heritage

#### **Camden Planning Guidance (CPG) 2021**

- Home Improvements CPG
- Amenity CPG
- Design CPG

## **Planning Assessment**

### ***Principle of development:***

Law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The application site currently comprises an outbuilding and swimming pool at the rear of the garden, ancillary to the use of the main residential property. No change of use is proposed and, in such

locations, there are no development plan or national planning policies that restrict the extension or alteration of residential properties in principle, subject to the consideration of all other detailed matters, set out below.

***Design and Heritage Impact:***

Section 12 of the NPPF refers to well-designed places. Paragraph 135(c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

CLP Policy D1 requires development to be of the highest architectural and urban design quality, and to have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. The aim of this policy is reflected in London Plan Policy D4 (Delivering Good Design) and the Design CPG.

Case law dictates that decision makers are required to give great weight to any harm to the significance of a heritage asset and how this should be applied is set out in section 16 of the NPPF. CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. These aims are further reflected in London Plan Policy CH1 (Heritage Conservation and Growth).

The proposed extension is a modest addition to the rear garden. The proposed extension will utilise the same materials as the existing building, in order to retain symmetry and preserve the character of the area. The natural slate roof is proposed to be extended to match the existing and the proposed materials are brickwork and timber, to match the existing storage room.

By virtue of the proposed scale and massing of the extension, it would not be overbearing, nor would it detract from the heritage significance of the primary listed building on the site. The proposed insulated independent timber frame is sufficiently stepped away from any existing historic structures. Furthermore, the proposed extension is a modest 1-storey, to match the existing structure. The structure will remain lightweight and appropriately proportioned against the remainder of the garden space.

In accordance with the 'Home Improvements' CPG, the proposed extension to the outbuilding aims to respect the surrounding character and appearance of the conservation area and host listed building. The extension will be sensitively built in terms of height, scale, massing and materials, reflecting and improving the composition of the existing building. The proposal therefore accords with CLP Policies D1 and CH1.

### ***Neighbour impact***

CLP Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. London Plan Policy D6 requires development not to cause unacceptable harm to the amenity of surrounding land and buildings in relation to privacy. Further guidance is provided in CPG Amenity which sets specific standards of development with regard to amenity.

By virtue of the modest scale and scope of the proposed works it is unlikely that any adverse neighbouring amenity impacts would accrue.

### **Summary**

As demonstrated within this letter and supporting documents, the proposed works are considered to have an acceptable impact on the fabric and setting of the property and wider conservation area. The development fully accords with the development plan and national planning policy guidance and it is respectfully requested that planning permission and listed building consent are granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions please do not hesitate to contact me.

Yours faithfully

**Allen Sacbaker**  
**Associate**  
**SM Planning**