

Application ref: 2025/0819/L
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Date: 29 April 2025

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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
N6 6JU

Proposal: Erection of side extension to existing garden outbuilding.

Drawing Nos: Covering Letter and Design/Access Statement (prepared by SM Planning, dated 24/02/2025); Location Plan; 44/2022/PL 0001; 44/2022/PL 1000; 44/2022/PL 2000; 44/2022/PL 1001; 44/2022/PL 2001; Design Statement (prepared by 31/44 Architects, dated Feb 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:

Covering Letter and Design/Access Statement (prepared by SM Planning, dated 24/02/2025); Location Plan; 44/2022/PL 0001; 44/2022/PL 1000; 44/2022/PL 2000; 44/2022/PL 1001; 44/2022/PL 2001; Design Statement (prepared by 31/44 Architects, dated Feb 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 London Borough of 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 London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposal involves the erection of a small side extension to the existing outbuilding of the house, which is located at the northwest corner of the site, in the lower tier of the garden. The application site is a Grade II listed house and is immediately adjacent to two Grade II* listed houses.

The significance of the building derives from its architectural character and group value as part of the row of houses on the west side of The Grove, all of which are Grade II or II* listed.

Listed building consent is sought for the extension of the existing outbuilding, with the additional footprint covering approximately 9.8sqm, which would be extremely minor in the context of the much larger open space. The extension would be constructed of brick to match the existing outbuilding and feature a curved wall, slate roof, and timber door to align with the design and proportions of the outbuilding and reduce the visual impact. Due to its limited size and massing, the extension would not be overbearing in the context of the garden and would not detract from the heritage significance of the listed building. It would also not involve the loss of any historic fabric or involve any alterations to historic structures. Given the position at the far end of the garden and the minor nature of the works, there would be extremely limited visibility from both the public and private realm. The nature of the extension would mean that there is no significant or material impact on the character and appearance of the conservation area, nor the significance of the host listed building or adjacent listed buildings. The Council's Conservation Officer has reviewed the proposal and confirmed that it would be acceptable and would preserve the special architectural and historic interest of the building.

The proposal would preserve the character and appearance of the conservation area overall. It would also preserve the special architectural or historic interest of the listed building. The Council has had special regard to the

desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its features of special architectural or historic interest.

No objections were received prior to coming to this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer