

Application ref: 2023/2939/L
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Date: 15 May 2025

Development Management
Regeneration and Planning
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Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
4 The Grove
London
N6 6JU

Proposal: Excavation of basement under front garden; associated new door opening; landscaping works in front garden; associated works.

Drawing Nos:

Existing drawings: 001 P01; 01B P02; 010 P02; 041 P01; 070 P01; 071 P01; 072 P01.

Proposed drawings: 03B P03; 030 P02; 061 P02; 090 P02; 091 P03; 092 P03; 2B P03; 020 P02; 051 P02; 080 P02; 081 P03; 082 P03.

Supporting documents: Cover Letter (prepared by Gerald Eve, dated 13/07/2023); Design and Access Statement (prepared by SODA Studio, dated 20/06/2023); Heritage Statement (prepared by Jon Lowe Heritage, dated June 2023); Basement Impact Assessment - Rev A (prepared by Tier Consult Group, dated 27/10/2023); Basement Impact Assessment Audit (prepared by Campbell Reith, dated 03/10/2024); Basement Impact Assessment Query Tracker (prepared by Tier Consult Group, dated 29/05/2024); Ground Investigation Report TE1723-TE-00-XX-RP-GE-001-V02 (prepared by Tier Consult Group, dated 15/06/2023); Flood Risk Assessment TE1723-TE-00-XX-RP-GE-002-V02 (prepared by Tier Consult Group, dated 15/06/2023); Arboricultural Impact Assessment (prepared by SJ Stephens Associates, dated 05/07/2023); Archaeological Desk Based Assessment (prepared by Abrams Archaeology, dated 06/02/2023); 073-TCE-XX-LG-D-S-098 P2; Revised Basement

Extent Comparison (prepared by Tier Consult Group, dated 23/07/2024); 073-TCE-XX-LG-D-S-099 P2; TCE-XX-00-D-S-100 P2; 073-TCE-XX-ZZ-D-S-200 P2; 073-TCE-XX-ZZ-D-S-201 P2; 073-TCE-XX-ZZ-D-S-215 P2; 073-TCE-XX-ZZ-D-S-216 P2; 073-TCE-XX-LG-D-S-250 P1; Structural Statement & Basement Screening (prepared by Tier Consult Group, dated 09/06/2023).

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:

Existing drawings: 001 P01; 01B P02; 010 P02; 041 P01; 070 P01; 071 P01; 072 P01.

Proposed drawings: 03B P03; 030 P02; 061 P02; 090 P02; 091 P03; 092 P03; 2B P03; 020 P02; 051 P02; 080 P02; 081 P03; 082 P03.

Supporting documents: Heritage Statement (prepared by Jon Lowe Heritage, dated June 2023); Basement Impact Assessment - Rev A (prepared by Tier Consult Group, dated 27/10/2023); Basement Impact Assessment Audit (prepared by Campbell Reith, dated 03/10/2024); Basement Impact Assessment Query Tracker (prepared by Tier Consult Group, dated 29/05/2024); Ground Investigation Report TE1723-TE-00-XX-RP-GE-001-V02 (prepared by Tier Consult Group, dated 15/06/2023); Flood Risk Assessment TE1723-TE-00-XX-RP-GE-002-V02 (prepared by Tier Consult Group, dated 15/06/2023); Arboricultural Impact Assessment (prepared by SJ Stephens Associates, dated 05/07/2023); Archaeological Desk Based Assessment (prepared by Abrams Archaeology, dated 06/02/2023); 073-TCE-XX-LG-D-S-098 P2; Revised Basement Extent Comparison (prepared by Tier Consult Group, dated 23/07/2024); Structural Statement & Basement Screening (prepared by Tier Consult Group, dated 09/06/2023).

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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the new door and opening between the wine cellar and approved basement room shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. These details shall include plan, elevation, and section drawings of the new door at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

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.

- 5 Prior to the commencement of works, a method statement, shall be submitted to and approved in writing by the local planning authority. The method statement shall include:

- a) Details of protection of the front boundary wall during basement excavation;
- b) Details demonstrating how the brick and stone pavers to the front garden will be safely retained on-site and protected during the duration of the works;
- c) Details demonstrating how the brick and stone pavers will be returned to their exact original position following completion of the basement excavation.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 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.
- 2 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.
- 3 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 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

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

Daniel Pope
Chief Planning Officer