

Enirayetan, Oluwaseyi

From: David McKinstry <David@georgiangroup.org.uk>
Sent: 18 December 2014 13:56
To: Planning
Subject: 2014/7024/P 18 Grove Terrace, London, NW5 1PH

Dear Mr. McClue,

2014/7024/P 18 Grove Terrace, London, NW5 1PH

The Group has been made aware of the above application and wishes to make the following observations.

18 Grove Terrace dates from c.1780 and forms part of a terrace which dates from the second half of the eighteenth century and is listed at GII* and GII. Number 18 is part of the terrace listed at GII*.

This application does not appear to have been accompanied by a heritage statement including an assessment of historic fabric and the impact of the proposals on the significance of historic fabric, as required under the NPPF, Paragraph 128:

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

It is therefore debatable whether or not the application is in fact valid.

Notwithstanding that major issue, the Group wishes to make the following observations:

The proposed alterations would involve the loss of the historic light well at the front of the property as it is proposed to increase its width. This would not only have a considerable impact on the setting of the listed building by removing a proportionately large amount of the front garden, but would involve the loss of significant historic fabric in the form of the original railings. This would represent a significant loss of historic fabric unacceptable for a listed building.

The proposed extension to the rear is full-width and would occupy a large proportion of the historic, unaltered, garden to the rear of the building, which forms part of the setting of the listed building and represents the historic planned environment which characterises the wider context of the terrace. This aspect of the terrace’s significance has been recognised as worthy of preservation by your Authority, and adopted as a management strategy in 2009:

Nos 6-27, with their curtilages . . . are an unusually comprehensive survival of an 18th century piece of speculative development and are listed Grade II*.’ It notes that ‘The Terrace reads as a unified whole but has a pleasing rhythm within it. An important aspect of the whole terrace is its front gardens with mature shrubs, railings, low walls and original flagstones that form part of the setting of the listed buildings.

The Dartmouth Park Conservation Area Appraisal and Management Statement

The Group therefore advises that the application is refused consent, or is withdrawn by the applicants, and that any subsequent application addresses the concerns outline above and includes an appraisal of historic significance and impact on historic fabric, and is referred to the Group as a Statutory Consultee as is required by law.

Should you wish to discuss this further please contact me.

Yours sincerely,

David McKinstry
Caseworker for London, Southern and South Western England and the West Midlands



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