



Historic England

LONDON OFFICE

Ms Helaina Farthing
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

Direct Dial: 020 7973 3763

Our ref: L00542726

22 December 2016

Dear Ms Farthing

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015
FLAT 6, GROVE END HOUSE, 150 HIGHGATE ROAD, LONDON, NW5 1PD
Application No 2016/6756/L**

Thank you for your letter of 8 December 2016 notifying Historic England of the application for listed building consent relating to the above site.

Historic England Advice

Grove End House is a Grade II listed double-fronted house dating from the early 19th century. It has a carefully considered symmetrical and geometric frontage, and is located on a prominent corner within the Dartmouth Park Conservation Area.

These proposals seek to demolish the existing roof structure and erect a modern-style roof extension. It is also proposed to remove the doorcase to the main entrance and erect a portico in its place. A number of internal alterations are also proposed.

It is understood that the existing flat roof is not original and we therefore have no in principle objection to its demolition. However, the views study provided demonstrates that the extension would be visible in a number of views within the conservation area, and its modern character would, in our view, conflict with the carefully considered Georgian proportions of the listed building. We therefore consider the development would harm both the significance of the listed building and character of the conservation area. We consider that this harm has not been justified, and it does not appear that sufficient public benefits have been offered to outweigh this harm. Therefore we consider that this application fails to meet both Paragraphs 132 and 134 of the National Planning Policy Framework (NPPF).

We consider that a modest roof extension could be accommodated on the understanding that the existing structure is not original. However, we would strongly encourage a more conventional and traditional roof form to be negotiated which follows the fenestration arrangement below, and reads as a seamless component of the listed building.



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3700
HistoricEngland.org.uk





Historic England

LONDON OFFICE

We also have concerns with the proposed installation of a portico to the front of the building. The submitted heritage assessment does conclude that the façade originally featured a central portico. However, the building was listed with the existing arrangement, and both the fan light and ionic doorcase are itemised in the list description. The proposed portico, as presented in the submission, appears out of proportion with the façade and obscures the fan light above.

Whilst we welcome the intention to repair the fanlight, our strong preference at this stage would be to see the doorcase and fanlight refurbished as part of this scheme.

Recommendation

We would welcome the opportunity of advising further as the implications of this application are significant and we are unable to direct as to the granting of listed building consent at this stage. Please consult us again if any additional information or amendments are submitted.

Please note that this response related to historic building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3735).

Yours sincerely

Alasdair Young

Inspector of Historic Buildings and Areas

E-mail: alasdair.young@HistoricEngland.org.uk



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3700
HistoricEngland.org.uk

