

Application ref: 2019/5125/L  
Contact: Elizabeth Martin  
Tel: 020 7974 1204  
Date: 20 November 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Hughes Consultants  
96 Harberton Road  
London  
N19 3JP

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**26 Grove Terrace**  
**London**  
**NW5 1PL**

Proposal:

The addition of supporting piers to the garden wall following approved application ref 2019/2548/L.

Drawing Nos: PROPOSED WEST rev B-Layout1 REVISED,  
26-GT-LBC-2-02 EXISTING WEST-Layout1,  
26-GT-LBC-2-05 SECTION-Layout1,  
26-GT-LBC-2-03 EXISTING EAST-Layout1,  
190925 26 GT danda statement.doc

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: PROPOSED WEST rev B-Layout1 REVISED, 26-GT-LBC-2-02 EXISTING WEST-Layout1, 26-GT-LBC-2-05 SECTION-Layout1, 26-GT-LBC-2-03 EXISTING EAST-Layout1, 190925 26 GT danda statement.doc.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the 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 Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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.
- 3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 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 London Borough of Camden 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.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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.

- 6 Reason for granting listed building consent: 26 Grove Terrace is a Grade II\* listed yellow stock and brown brick terrace, built in 1780 and forming part of a terrace of 22 houses situated in the Dartmouth Park Conservation area. This conservation area has a variety and complexity that charts the history of domestic architecture from the late 18th Century to the present day.

Listed building consent was granted in 2019 for partial demolition and re-build of the north garden wall under application ref 2019/2548/L. Following collapse of the boundary wall to the Grove Terrace Mews access road at number 21 Grove Terrace, it is now proposed to add three 440 x 105mm buttresses with chamfered tops, equally spaced, to the section of the wall adjacent to the house. Stone copings will be retained. The works are justified and necessary and a detailed statement has been submitted specifying a heritage approach to the works, including the use of lime mortar and an appropriate pointing finish.

The proposed works will not harm the special interest of the Grade II\* listed structure.

The application has been advertised in the press and by means of a site notice, whereby no consultation responses were received. Historic England were consulted and authorised the local authority to determine the application as we see fit. The authorisation letter has been stamped by the NPCU. The Dartmouth Park Conservation Area Advisory Committee were consulted and raised no objections.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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 positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer