

Application ref: 2020/5849/L  
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Date: 5 February 2021

**Development Management**  
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Hugh Pilkington RIBA Architect  
Mill House  
The Street  
Gooderstone  
PE33 9BP

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**5 South Grove**  
**London**  
**N6 6BS**

#### **Proposal:**

Refurbishment of property including partial remodeling of ground floor, stairs and upper floor. Install photovoltaic panels on south facing pitched roofs. Form new wall, iron railings and gate in front garden.

Drawing Nos: 5 South Grove      Design and Access Statement.pdf

5 South Grove - Drawings Existing 1.100 .pdf

5 South Grove      Heritage Statement.pdf

5 South Grove N6 6BS- Planning Map.pdf

5 South Grove - Drawings Proposed 1.50 .pdf

5 South Grove N6 6BS- Location Plan.pdf

5 South Grove - Drawings Proposed 1.100 .pdf

5 South Grove - Site Hoarding - Plan

5 South Grove - Site Hoarding - Elevation

Proposed details - doors between kitchen and sitting room

Proposed plan - doors between kitchen and sitting room

Photograph - front elevation as existing

Proposed elevation - front wall and railings

Proposed conservatory - elevation and plan

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:

5 South Grove Design and Access Statement.pdf  
5 South Grove - Drawings Existing 1.100 .pdf  
5 South Grove Heritage Statement.pdf  
5 South Grove N6 6BS- Planning Map.pdf  
5 South Grove - Drawings Proposed 1.50 .pdf  
5 South Grove N6 6BS- Location Plan.pdf  
5 South Grove - Drawings Proposed 1.100 .pdf  
5 South Grove - Site Hoarding - Plan  
5 South Grove - Site Hoarding - Elevation  
Proposed details - doors between kitchen and sitting room  
Proposed plan - doors between kitchen and sitting room  
Photograph - front elevation as existing  
Proposed elevation - front wall and railings  
Proposed conservatory - elevation and plan

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 Reasons for granting listed building consent (delegated):

No. 5 South Grove is one of a short terraces of three houses. The buildings are Grade II listed. Originally built in the early 18th century the properties were refronted in the early 19th century. The front elevation is finished in stucco with a tiled roof and dormers behind a parapet wall. Nos 5 & 6 both have projecting porticoes.

Little of the original internal arrangement and details remain on account of the varied uses and cumulative changes to which the buildings have been subjected. Originally built as domestic dwellings the layout was altered before being converted to light industrial in the 1950s then further alterations followed the conversion back to domestic/studio use in the 1960s.

The proposal includes the refurbishment the building's interior including the remodelling of the 20th century stairs, remodelling of bathroom 1 on the first floor to create a single room, and the replacement of the existing conservatory with a new glazed structure.

Externally the front boundary wall is to be remodelled to include a gate and railings to better integrate the appearance of the property into the streetscape. The rear enclosed yard is to be tanked to limit the ingress of damp into the building.

The work includes the upgrading of the buildings thermal performance and installing modern services.

Public consultation was undertaken by way of a site notice and a press notice.

The proposed changes are considered to not to harm the architectural significance of the listed building or the character and appearance of the conservation area and are supported.

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

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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).
- 3 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.
- 4 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.

- 5 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.
- 6 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)

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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



Daniel Pope  
Chief Planning Officer