

Application ref: 2020/4429/P
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Date: 5 February 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application 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

Proposed conservatory - side elevation and roof plan

Proposed plan - tanking of rear yard

Second floor plan - existing and proposed

Proposed stairs - second floor plan and elevation details
Proposed stairs - second floor plan

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 5 South Grove Design and Access Statement.pdf

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Proposed stairs - second floor plan

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reason for granting permission-

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 whereby there were no consultation responses.

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.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 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 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.

- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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).
- 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.

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