

Application ref: 2021/0242/P  
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Date: 4 May 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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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)

pawlik + wiedmer limited  
Unit 1.33  
75 Whitechapel Road  
London  
E1 1DU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**9 Grove Terrace  
London  
NW5 1PH**

Proposal:

Erection of replacement garage at rear of garden and fronting Grove Terrace Mews, following demolition of existing.

Drawing Nos: 550\_PW\_ZZ\_00\_DR\_A\_0010 Rev.P2; 550\_PW\_ZZ\_00\_DR\_A\_0400; 550\_PW\_ZZ\_00\_DR\_A\_1400 Rev.P1; 550\_PW\_ZZ\_00\_DR\_A\_0020 Rev.P1 and D\_002\_Tree Report Rev.P1 by Pawlik + Wiedmer dated April 2021.

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 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:

550\_PW\_ZZ\_00\_DR\_A\_0010 Rev.P2; 550\_PW\_ZZ\_00\_DR\_A\_0400;  
550\_PW\_ZZ\_00\_DR\_A\_1400 Rev.P1; 550\_PW\_ZZ\_00\_DR\_A\_0020 Rev.P1  
and D\_002\_Tree Report Rev.P1 by Pawlik + Wiedmer dated April 2021.

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

- 4 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of 9 Grove Terrace and shall not be used as a separate independent Class C3 dwelling or Class E business use.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies G1, A1 and H6 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the tree protection plan 550\_PW\_ZZ\_00\_DR\_A\_0020 Rev.P1 and D\_002\_Tree Report Rev.P1 by Pawlik + Wiedmer dated April 2021. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

#### Informative(s):

- 1 Reasons for granting permission:

The application relates to a modern garage which sits to the rear of a Grade II\* listed building, forming part of a terrace of 22 late 18th Century stock and brown brick houses in the Dartmouth Park Conservation Area. The development will demolish the 1980s garage and erect a replacement. There is no objection to the principle of demolishing the existing garage, which is of no architectural or historic interest, subject to an appropriate replacement being secured.

The proposed structure fronts onto Grove Terrace Mews and forms part of a group of garages, of varying height, width and design. The proposed new

garage is marginally larger than the existing, extending full width across the plot and projecting further into Grove Terrace Mews than the existing. However, sufficient rear garden space will still be retained.

The garden facing elevation has elaborate Gothic inspired fenestration referencing fenestration further along the terrace. The elevation facing Grove Terrace Mews would have a plainer garage entrance door. It is noted that the proposed projection into Grove Terrace Mews would match the building line of the adjacent structure and the new garage would also be of comparable height. There is significant distance from the host building that the structure remain subordinate to the host building and it would not appear out of character when viewed in the context of the adjoining garages to the rear. It will be constructed of brick to match the existing with timber fenestration. The design and materials are appropriate.

It is considered that due its siting, design, materials and scale, the proposal will not detract from the character and appearance of the listed host building or the Conservation area.

The proposal is not considered to cause harm to the grade II\* building's special interest or setting, or to the conservation area. The Council's Conservation Officer has assessed the proposal and does not object.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

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

Given its scale and siting it is not considered that the development will have a material impact on the amenity of neighbouring properties in regard to loss of light, privacy, outlook or noise. It will remain in use as a garage so the potential level of activity associated with this is still acceptable, subject to a planning condition to ensure the use of the outbuilding remains ancillary to that of the associated dwelling.

No objections were received during the statutory consultation period. The site's planning history was taken into account when coming to this decision.

The Council's Tree team have assessed the arboricultural details and are satisfied that the scheme can be implemented without adversely affecting the pear tree (T1) and the replacement of T3 is acceptable. Adequate tree protection details were provided and their implementation has been conditioned.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of the Camden Local Plan and policies DC2, DC3, DC4 and

ES2 of the Dartmouth Park Neighbourhood Plan (2020). The proposed development also accords with policies of the London Plan 2021 and of the National Planning Policy Framework 2019.

- 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 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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

A handwritten signature in black ink, appearing to be 'DRP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer