

Application ref: 2021/0741/L
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Date: 4 May 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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planning@camden.gov.uk
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pawlik + wiedmer limited
Unit 1.33
75 Whitechapel Road
London
E1 1DU
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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:

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: 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 Reason for granting consent:

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 its setting. The Council's Conservation Officer has assessed the proposal and does not object to the development.

No objections were received prior to the determination of this application.

Historic England were consulted and raised no objection. The planning history of the site and surrounding area were taken into account when coming to 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 proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and 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 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 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer