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**Via Planning Portal only**

Dear Sir/Madam,

**5 THE GROVE, LONDON, N6 6JU**

**FULL PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990**

**&**

**LISTED BUILDING CONSENT APPLICATION – PLANNING (LISTED BUILDING & CONSERVATION AREAS)  
ACT 1990**

- **MINOR ALTERATIONS TO THE LOWER GROUND FLOOR LAYOUT;**
- **IMPROVEMENTS TO THE GROUND AND FIRST FLOOR PLAN AND LAYOUT THROUGH THE INTRODUCTION OF NEW PARTITIONS;**
- **SIMPLIFICATION OF THE SECOND FLOOR LAYOUT;**
- **CREATION OF NEW DOOR OPENINGS;**
- **REMOVAL OF THE EXISTING STACK THAT WAS ADDED IN C. 2004 AT ALL LEVELS;**
- **RECONFIGURATION OF THE EXISTING STAIRCASE BETWEEN LOWER GROUND AND GROUND FLOORS; AND,**
- **MINOR EXTERNAL ALTERATIONS AT LOWER GROUND FLOOR LEVEL.**
- **PROVISION OF SMALL INFILL BENEATH EXISTING ENTRANCE BRIDGE**

Please accept this covering letter as an accompaniment to this full planning and listed building consent application for the proposed works listed above.

### **The Site:**

The site is located on the west side of The Grove and comprises a grade II listed, three storey (plus basement) semi-detached residential property. The site lies within the Highgate Village Conservation Area and lies between two grade II\* listed buildings either side (4 and 6 The Grove).

The Grove and the immediate surroundings are predominantly characterised by conservation and heritage landmarks such as Witanhurst Mansion to the south, Highgate Reservoir to the east and surrounding residential development made up of mostly grade II and grade II\* listed buildings.

### **Pre-application engagement**

Pre-application engagement was sought from Camden for a number of minor alterations largely assimilated into the scope of this application. Feedback to the proposals was largely positive. The loss of the chimney stack was supported due to its relatively modern age of construction and the removal of non-original partitioning walls was deemed acceptable because it was thought that this would better define each floor and would enhance the historic floorplan. The installation of a new staircase was considered to appropriately reinstate the internal layout to its original form and alterations to the rear were considered to be sensitive to the fabric of the building.

### **The Proposal**

Full planning and listed building consent is sought for the following:

‘Removal of existing chimney stack, partition walls on lower and second floors and existing roof lantern. Alterations to the lower and second ground floors, fenestration, area beneath entrance steps and terrace at rear elevation. Installation of new staircase, new door openings, larger window to southern flank wall and new roof light above stairs.’

For full details of the proposed development please refer to the supporting plans and elevations, Design and Access Statement and Heritage Statement.

### **Planning Policy**

#### **National Planning Policy**

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental, and social. The following sections are relevant to the consideration of this application; Section 11 (making effective use of land), Section 12 (achieving well designed places), and Section 16 (conserving and enhancing the historic environment).

## Local Planning Policy

The adopted Development Plan for the London Borough of Camden comprises the London Plan (2021), the Camden Local Plan (2017) and the Camden Planning Guidance (CPG) Documents. Also of relevance is the Highgate Village Conservation Area Appraisal and Management Strategy (2007). The following policies are considered relevant to the consideration and determination of this application:

### **London Plan 2021**

- Policy D4 - Delivering Good Design
- Policy D6 - Housing Quality and Standards
- Policy HC1 - Heritage Conservation and Growth

### **Camden Local Plan (CLP) 2017**

- Policy H6 - Housing Choice and Mix
- Policy A1 - Managing the Impact of Development
- Policy D1 - Design
- Policy D2 - Heritage

### **Camden Planning Guidance (CPG) 2021**

- Home Improvements CPG
- Amenity CPG
- Design CPG

## Planning Assessment

### ***Principle of development:***

Law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The application site comprises a building in active residential use and no changes are proposed to the established use class. In such locations, there are no development plan or national planning policies that restrict the extension or alteration of residential properties in principle, subject to the consideration of all other detailed matters, set out below.

### ***Design and Heritage Impact:***

Section 12 of the NPPF refers to well-designed places. Paragraph 127 (c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

CLP Policy D1 requires development to be of the highest architectural and urban design quality, and to have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. The aim of this policy is reflected in London Plan Policy D4 (Good Design) and the Design CPG. Specific guidance in relation to extensions to existing properties is further provided in the 'Altering and extending your home' CPG.

Case law dictates that decision makers are required to give great weight to any harm to the significance of a heritage asset and how this should be applied is set out in section 16 of the NPPF. CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. These aims are further reflected in London Plan Policy CH1 (Heritage Conservation and Growth).

In accordance with the 'Home Improvements' CPG, the proposed internal layouts make the dwelling more accessible and adaptable for future needs. The proposed removal and addition of new partitioning walls creates easier access and better flow through the existing property whilst maintaining the significance of the grade II listed property. This is in line with Policy H6 of the CLP which states that there should be a high quality of accessible homes. This internal configuration also reinstates original room layouts and floorplans which in turn is compliant with Policy D2 of the CLP and Policy HC1 of the London Plan which aims to improve the setting of listed buildings and does not detrimentally impact the historic fabric.

The existing substantial stack to the western rooms of the house at all levels was constructed in the early 2000s. The finishes and fixtures to this area of the house are all modern, as is the chimney stack at roof level. As a modern addition to the building that has no precedent in historic plans, the stack is something of a discordant feature that interrupts the historic plan form and the roof line of the existing building. It is also atypical in its wider context of related listed buildings. Its removal will allow for simple partitions to be reinstated to this area as originally intended.

The installation of a new staircase and associated fenestration also aims to revert back to the original house layout as the existing staircase was removed in the 1980s as detailed in the supporting heritage appraisal. Policy D1 of the CLP requires development to preserve or enhance its heritage assets as well as comprising of details and materials that are of high quality and complement the local character. Reinstating the staircase will enhance the significance of the grade II listed building.

The alterations to the modern terrace and rear elevations aim to reinstate the previously removed side staircases and the associated balustrade will be of sympathetic materials to the host property and surrounding conservation area. This accords with policies D1 and D2 of the CLP.

In summary, the proposed development represents a high-quality proposal which is sympathetic to the existing character and appearance of the existing property and its surrounding context and aims to maintain the historic fabric of the grade II listed building by reinstating those features that have been lost due to unsympathetic historical development.

Please refer to the existing and proposed drawings and the heritage appraisal for further detail.

### Neighbour impact

CLP Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. London Plan Policy D6 requires development not to cause unacceptable harm to the amenity of surrounding land and buildings in relation to privacy. Further guidance is provided in CPG Amenity which sets specific standards of development with regard to amenity.

By virtue of the minor nature of the application, amenity such as privacy, sunlight/daylight and overlooking will not be negatively impacted.

### Summary

As demonstrated within this letter and supporting documents, the proposed works are considered to have an acceptable impact on the character and appearance of the property and Conservation area, and on neighbouring amenity. The development is therefore in accordance with the aforementioned Development Plan policies and it is respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions please do not hesitate to contact me.

Yours faithfully

**Stuart Minty**  
**Director**  
**SM Planning**