

Application ref: 2021/2763/L
Contact: Kay McPeake
Tel: 020 7974 2050
Email: Khrystyna.McPeake@camden.gov.uk
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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

Kelly and Michael Pawlyn
Top Floor Grove End House
150 Highgate Road
London
NW5 1PD
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Grove End House
Flat 6
150 Highgate Road
London
NW5 1PD**

Proposal:

Removal of internal partitions and construction of new partitions to create a new bathrooms and kitchen layout
Drawing Nos: 1502-AR-001 Site Location Plan; GEH Heritage Design Access Statement 210607; AR102 Rev 04 Second floor plan as existing; AR104 Rev 05 Second floor as proposed; AR301 Rev 03 South elevation as existing; AR306 Rev 04 South elevation as proposed

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:
1502-AR-001 Site Location Plan; GEH Heritage Design Access Statement 210607; AR102 Rev 04 Second floor plan as existing; AR104 Rev 05 Second floor as proposed; AR301 Rev 03 South elevation as existing; AR306 Rev 04 South elevation as proposed.

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 permission:

Grove End House is Grade II listed and forms part of the terrace with two properties to the north; it is located within the Dartmouth Park Conservation Area and is identified as a positive contributor to the character and appearance of the area.

The host property was built as a single dwelling in the early 18th century and later converted into flats in 1934. The property has undergone a number of alterations over the years, most notably the erection of a second-floor roof extension which houses Flat 6, to which this application relates.

The site's planning history includes a consented scheme in 2017 (RE: 2017/2381/L and 2017/2383/P) which involved 'Removal of existing, non-original, mansard roof extension and erection of replacement second floor extension with recessed rear brick façade in traditional design'. Historic England were consulted; the comments included: 'It is understood that the existing flat roof is not original and we therefore have no in principle objection to its demolition.' Conservation Officer's comments also stated: 'The only internal changes proposed as part of the current application relate to the layout of the existing second floor flat. This part of the building contains features and fabric of limited architectural value, other than the spine wall/valley beam which runs through the centre of the plan and would be retained as part of the works. Therefore, the internal alterations proposed are considered to have a limited impact on the special interest of the listed building.' The approved development was not carried.

The current proposals involve internal alterations which will improve the layout of Flat 6. Currently a roof terrace is accessed via one of the bedrooms. The proposals involve a demolition of the existing partitions which are of limited

architectural and historic interests, and construction of new partitions, rationalising the layout. There will be very minor changes externally, with the extension of the soil pipe by 0.5m. This change will be immaterial in terms of the impact on the external appearance.

Overall, the proposals are assessed to preserve the building's significance, due to the works located in the later addition to the building, which is least sensitive to change.

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 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.

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