

Application ref: 2021/2717/L  
Contact: Kate Henry  
Tel: 020 7974 3794  
Email: [Kate.Henry@camden.gov.uk](mailto:Kate.Henry@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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**5 The Grove**  
**London**  
**N6 6JU**

#### **Proposal:**

Removal of non-original chimney stack; infill below entrance bridge; alterations to external openings; reinstatement of 2nd external staircase at rear; various internal alterations at all levels, including reconfiguration of layout, removal of non-original fireplaces, replacement of non-original staircase, relocation of kitchen from lower ground to ground floor

Drawing Nos: 44/2022/PL 0001; 44/2022/PL 0002; 44/2022/PL 0003; 44/2022/PL 0004; 44/2022/PL 0005; 44/2022/PL 0006; 44/2022/PL 0007; 44/2022/PL 0008; 44/2022/PL 0009; 44/2022/PL 0010; 44/2022/PL 0011; 44/2022/PL 0012; 44/2022/PL 2001; 44/2022/PL 2002; 44/2022/PL 2003; 44/2022/PL 2004; 44/2022/PL 2005; 44/2022/PL 2006; 44/2022/PL 2007; 44/2022/PL 2008; 44/2022/PL 2009; 44/2022/PL 2010; 44/2022/PL 2011; 44/2022/PL 2012; 44/2022/PL 1002; 44/2022/PL 1003; 44/2022/PL 1004; 44/2022/PL 1005; 44/2022/PL 1006; 44/2022/PL 1007; 44/2022/PL 1008; 44/2022/PL 1009; 44/2022/PL 1010; 44/2022/PL 1011; 44/2022/PL 1012; Heritage Appraisal, dated May 2021 (The Heritage Practice); Design & Access Statement, dated 06/05/2021 (31/44 Architects); Scope of Works, dated 06/05/2021 (31/44 Architects)

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: 44/2022/PL 0001; 44/2022/PL 0002; 44/2022/PL 0003; 44/2022/PL 0004; 44/2022/PL 0005; 44/2022/PL 0006; 44/2022/PL 0007; 44/2022/PL 0008; 44/2022/PL 0009; 44/2022/PL 0010; 44/2022/PL 0011; 44/2022/PL 0012; 44/2022/PL 2001; 44/2022/PL 2002; 44/2022/PL 2003; 44/2022/PL 2004; 44/2022/PL 2005; 44/2022/PL 2006; 44/2022/PL 2007; 44/2022/PL 2008; 44/2022/PL 2009; 44/2022/PL 2010; 44/2022/PL 2011; 44/2022/PL 2012; 44/2022/PL 1002; 44/2022/PL 1003; 44/2022/PL 1004; 44/2022/PL 1005; 44/2022/PL 1006; 44/2022/PL 1007; 44/2022/PL 1008; 44/2022/PL 1009; 44/2022/PL 1010; 44/2022/PL 1011; 44/2022/PL 1012; Heritage Appraisal, dated May 2021 (The Heritage Practice); Design & Access Statement, dated 06/05/2021 (31/44 Architects); Scope of Works, dated 06/05/2021 (31/44 Architects)

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Typical details of new railings / staircase at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing.
- b) Plan, elevation and section drawings of all new internal and external doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
- c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1. (all windows shall be single glazed with a putty finish and the rooflights shall be fixed shut)
- d) Samples and/or manufacturer's details of new facing materials (samples to be provided on site and retained on site during the course of the works).

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

- 5 Prior to the commencement of works, a Structural Method Statement for the works, including details of the replacement staircase and the impact on the outside wall, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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

The application building is a Grade II listed building. The original building on the site was constructed in 1688; however, it was demolished in the 1930s and rebuilt with a Georgian façade to match the original building but with a more modern layout and interior. Over the C20th the interior has been significantly altered with no historic fabric remaining and only parts of the historic plan. The external elevations are considered to be of high significance, but the internal elements are of lesser value in heritage terms.

Externally, the removal of the non-original chimney stack in the centre of the roof is considered to be acceptable on the basis that it is non original. The other chimney stacks would remain unaltered. The infill below the entrance bridge, within the front lightwell, is considered to be acceptable on the basis that this alteration would not be visible in views of the host building and the loss of building fabric is minimal.

The alterations to the external openings are considered to be acceptable, subject to a planning condition to require further details of all new windows and to ensure that they are single glazed with a putty finish. The condition will also require that the rooflights remain fixed shut, in order to maintain the roof profile. The reinstatement of the long window on the side elevation is considered to represent a heritage benefit as it restores the original design.

The reinstatement of the 2nd external staircase at the rear is also considered to be acceptable as there was formerly a staircase in this position. A condition is attached to require further details of the new iron handrail and staircase.

Internally, the removal of modern additions, including wall panelling, suspended ceilings, modern chimney breasts, floors and the staircase, is welcomed. It is considered that the works would bring back some of the historical elegance and refinement befitting of the building.

A key change is the insertion of a new staircase from basement to second floor. The proposed staircase is not an exact historic replica as the historic primary staircase only reached first floor; however, the proposed staircase is a

modern interpretation of the Georgian staircase and the fact it sits away from the side wall of the host building allows the long window to be reinstated. Furthermore, the fact the staircase would protrude less into the hall area allows for views from the main door through the circular bay to the rear garden. A condition is attached to ensure that a Structural Method Statement is submitted to the Council for approval prior to works commencing. This will ensure that the many works do not compromise the building's structure.

On the whole, it is considered that the plan form on each floor would be improved by the removal of C20th additions and the central chimney breast. Various openings are created between rooms and the spaces are rationalised. As there is no historic fabric present, there is no concern about fabric loss or impact on architectural detailing.

No objections have been raised in relation to the works. Highgate CAAC have commented on the application and their comments have been duly considered. The application site's planning history and relevant appeal decisions were also taken into account when coming to this decision. The Planning Officer and Conservation Officer have both been able to visit the site to get a thorough understanding of the proposals.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017 and Policies DH2 and DH5 of the Highgate Neighbourhood Plan. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2021.

- 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.
- 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 read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer