

Application ref: 2021/0651/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
18 Grove Terrace
London
NW5 1PH

Proposal:

Repointing of brick to front facade and rear facade of property.

Drawing Nos: 1439 E00B-Existing Block Plan(1), 1439 E00-Existing Location Plan(1), 1439RP E01-EXISTING Front Elevation REPOINTING, 1439RP P01-Proposed Front Elevation REPOINTING, DAS Repointing Method Statement.

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: 1439 E00B-Existing Block Plan(1), 1439 E00-Existing Location Plan(1), 1439RP E01-EXISTING Front Elevation REPOINTING, 1439RP P01-Proposed Front Elevation REPOINTING, DAS

Repointing Method Statement.

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.

- 4 Prior to the commencement of works, a sample patch of the brick cleaning shall be prepared on site to be viewed by the LPA and a method statement submitted to and approved in writing by the local planning authority. All brick cleaning should be carried out using water only with no chemicals. 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.

- 5 Prior to the commencement of works, a sample patch of the pointing shall be prepared on site and viewed by the LPA. The pointing shall be carried out using a lime based mortar with a recessed joint. 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 18 Grove Terrace forms part of a terrace of houses built in 1780 and J Cheeke. Set over three storeys with additional basement and attic storeys, the building is constructed from London stock bricks with a slate roof and timber, multi paned sash windows.

The proposals are to clean the brickwork and repoint the mortar joints.

The brickwork has been affected by pollutants and appears very dark. If carried out sensitively a light wash will not harm the brickwork nor will the building stand out from others on the terrace. A condition has been added to the consent stating that only water will be used to clean the brickwork and that a patch test will be carried out before the works begin.

As the brickwork is fairly dirty, the current state of the pointing is difficult to

determine. The method statement states that once the brick cleaning has been carried out, the pointing will be fully assessed and damaged areas will be repaired. The pointing should be lime based and the joint should be slightly recessed. A condition has been added to the consent requesting a sample panel is prepared and viewed on site before the full works go ahead.

The proposed works will not harm the special interest of the grade-II*-listed building.

The application has been advertised in the press and by means of a site notice, HE has also been consulted whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF.

- 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 2021.

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