

Application ref: 2021/0368/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 20 September 2021

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

TTHS Architects
5 Markham House
Uvedale Road
Dagenham
London
RM10 7QD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

18 Grove Terrace
London
NW5 1PH

Proposal:

Amendment to planning permission ref: 2017/1726/P dated 11/10/2018 (for Lowering of floor level of front vaults and lightwell, installation of doorway under stairs, enlargement of rear lightwell and creation of metal balcony with access stair from ground floor to basement, replacement of rear ground floor window with French doors; installation of 1 conservation style rooflight to rear roof slope); namely to alter the balcony design by a full width one with no steps to rear garden and to install a new rear door and side window on ground floor level.

Drawing Nos: 1439- D001, D002B, D006B, D007A. 1439- P10B, P11, P12, P13, P14, P15, P16. 1439- E00, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 16.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2017/1726/P dated 03/10/2021.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.5 of planning permission Ref. 2017/1726/P shall be replaced with the following condition:

REPLACEMENT CONDITION 5

The development hereby permitted shall be carried out in accordance with the following approved plans-

1439- D001, D002B, D006B, D007A.

1439- P10B, P11, P12, P13, P14, P15, P16.

1439- E00, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 16.

AS595-P-01E, 02B, 03B; AS595-E01, 02, 03; 1049(08)- 01B, 02B (basement), 02B (ground), 03B, 04B, 05B.

Basement Impact Assessment, BIA Non-Technical Summary Rev A June 2017 Approval in Principle certificate (ref 2079-SOH-Rev 01 19 Jan 2021) dated 20.1.2021 and drawings referred to therein (2079/GN 01, 2079/SK 02, 2079/SK 03, 1439/P01, 1439/P02, 1439/P07, 1439/P08, LC 01, LC 02)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 The appointed engineer (Stuart Harmon B.Eng(Dist), C.Eng, M.I.Struct.E). shall inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 4 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The revised proposal still includes the following which were previously approved within the 2017 application and continue to be acceptable: excavation of a rear lightwell with stepped garden access; lowering of part of the existing garden by 280mm; lowering and tanking of the front vaults; and installation of a rear rooflight. The amendment is to the rear lower floors, ie. the

porch fenestration and the rear balcony design which will now not have steps down to the garden.

The revised balcony, now spanning the full width of the rear and with a glazed floor, is considered acceptable. The materials of the railing and platform are appropriate to the host listed building. The doors at upper and lower ground floor would be timber framed and traditional in appearance. The proposed porch door and porch window are acceptable in terms of location and detailed design. These additions would not harm the character and appearance of the host building or the wider conservation area.

The slightly enlarged balcony would not lead to any additional overlooking as it does not project beyond the neighbouring extension, unlike the previously approved balcony with stairs. On balance, it is considered the revised proposals would not have a detrimental impact on the amenity of neighbouring occupiers in terms of loss of privacy, light or outlook.

Details have now been provided to satisfy condition 3 of the original permission relating to a suitably qualified chartered engineer appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works. The appointment details are considered appropriate and acceptable.

The vault excavation in the front garden would be close to the public footway. An 'Approval in Principle' certificate, as required by the S106 attached to the original permission, has been granted for this, so this new decision will refer to these approved plans.

One objection was received relating to the installation of a glazed balcony harming the appearance and character of the listed building. Officers confirm that there is no glazed balcony, screen or balustrade proposed. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving the listed building and its features of special architectural or historic interest, and of preserving or enhancing the character or appearance of the conservation area, under s.66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, A5, D1, D2, CC3 and T4 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021, and the National Planning Policy Framework 2021.

- 2 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.

- 3 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) 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.

- 4 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).

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