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20 August 2021

**Via Planning Portal only**

Dear Sir/Madam,

**FULL PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990 &  
LISTED BUILDING CONSENT APPLICATION – PLANNING (LISTED BUILDING & CONSERVATION AREAS)  
ACT 1990**

**DEMOLITION OF EXISTING STRUCTURE AND ERECTION OF A GARDEN OUTBUILDING WITH  
OUTDOOR SHOWER AND ROOF TERRACE, RELOCATION OF SWIMMING POOL, ERECTION OF  
PERGOLA AND ASSOCIATED LANDSCAPING WORKS**

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

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

## **The Proposal**

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

‘The re-landscaping of the rear garden including the demolition and re-build of the outbuilding, relocation and construction of the swimming pool, new pergola and associated pathways.’

For full details of the proposed development please refer to the supporting plans and elevations, Design 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 HC1 - Heritage Conservation and Growth
- Policy G6 - Biodiversity and Access to Nature
- Policy G7 - Trees and Woodlands

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

- Policy A1 - Managing the Impact of Development
- Policy A3 - Biodiversity
- Policy D1 - Design
- Policy D2 - Heritage

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

- Home Improvements CPG
- Amenity CPG
- Design CPG
- Trees CPG (2019)

### **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 currently comprises an outbuilding and swimming pool at the rear of the garden, ancillary to the use of the main residential property. No change of use is proposed and, 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 130 (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 (Delivering Good Design) and the Design 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).

#### ***Outbuilding***

In accordance with the 'Home Improvements' CPG, the proposed outbuilding aims to respect the surrounding character and appearance of the associated conservation area and host listed building. The demolition of the existing building allows the new outbuilding to be built sensitively in terms of height, scale, massing and materials, generally reflecting but improving the composition of the existing building.

By virtue of its single storey height and the reducing topography towards the rear of the garden, the outbuilding will be screened from views from both the host property while allowing access to the lower part of the garden. The proposal will also incorporate green infrastructure which will integrate with the surrounding landscape and mitigate any visual impact that might accrue.

The demolition of the existing steps allow the nearby listed wall to be more visible and therefore is considered an enhancement to the surrounding historic environment. The existing and proposed summer house is/will be completely detached from the listed wall and the heritage impact will therefore be negligible but comprise an overall enhancement due to the improved composition of spaces.

### *Swimming Pool*

The existing swimming pool at the lower part of the garden holds much less significance to the surrounding heritage assets and therefore its relocation is acceptable in terms of heritage impact. The reconstruction creates a rectilinear form which is more appropriate in the context of the surroundings.

### *Pergola*

The proposed pergola will be erected north of the rear garden, overlooking the proposed swimming pool. By virtue of its siting the pergola will not be visible from the host grade II listed building and therefore heritage and visual impact will be neutral. The proposed pergola will be masked by surrounding landscaping and the proposal will incorporate green infrastructure including climbing plants to soften its appearance and improve biodiversity. The structure will be lightweight and appropriately proportioned to the remainder of the garden space.

### *Upper and lower garden landscaping*

The proposal will introduce new landscaping at the upper garden terrace, lower garden terrace and the terrace directly at the rear of the property. The landscaping will significantly enhance biodiversity as well as the overall setting of the listed building and conservation area.

Please refer to the existing and proposed drawings and the Heritage Appraisal, Design Statement for further detail on all of the above extensions and alterations.

### ***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 modest scale and scope of the proposed works it is unlikely that any adverse neighbouring amenity impacts would accrue.

### **Summary**

As demonstrated within this letter and supporting documents, the proposed works are considered to have an acceptable impact on the fabric and setting of the property and wider conservation area. The development fully accords with the development plan and national planning policy guidance and it is respectfully requested that planning permission and listed building consent are 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**