

Application ref: 2021/1093/L  
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TTHS Architects  
5 Markham House  
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RM10 7QD

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**18 Grove Terrace**  
**London**  
**NW5 1PH**

Proposal:

Proposed minor alterations to interior.

Drawing Nos: Design and Access Statement - Interior Amendments, 1439 E00-Existing Site Location Plan(1), 1439 E00B-Existing Block Plan(1), AS595\_E\_03 Existing Section A-A, AS595\_E\_01 Existing Floor Plans, AS595\_E\_02 Existing Elevations, 2021.08.25 - GROVE TERRACE Q GFFFGAN(2), 2021.08.25 - GROVE TERRACE Q SFTFGAN(2), 2021.08.25 - GROVE TERRACE Q BFGAN(2).

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: Design and Access Statement - Interior

Amendments, 1439 E00-Existing Site Location Plan(1), 1439 E00B-Existing Block Plan(1), AS595\_E\_03 Existing Section A-A, AS595\_E\_01 Existing Floor Plans, AS595\_E\_02 Existing Elevations, 2021.08.25 - GROVE TERRACE Q GFFFGAN(2), 2021.08.25 - GROVE TERRACE Q SFTFGAN(2), 2021.08.25 - GROVE TERRACE Q BFGAN(2).

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 18 Grove Terrace is a grade II\* listed building within the Dartmouth Park conservation area. The building forms part of a terrace of 22 houses built in 1780 by R Cook. The building is set over three floors with additional basement and attic storeys, there are two windows to each floor. The building is constructed from yellow stock and brown bricks, with multi-panes timber sash windows and a slate roof.

The proposals are for minor internal works. At basement level a structural beam is inserted into the opening between the two rooms and the kitchen is relocated from the rear to the front room. At ground floor level the opening between the two rooms is repaired and a book case is added to the rear room. At first and second floors new bathroom furniture is inserted into the rear room. At third floor level a non original fireplace is removed.

Various repair works take place, including repairs to plasterwork and fireplaces. Light fittings are altered but remain in their existing position. Some low level built in joinery is added to the bedrooms, however this does not disrupt the plan form.

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, whereby there were no consultation responses. Historic England has been consulted but do not wish to comment on the application, this has been approved by the Secretary of State. 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer