

18 Grove Terrace 2021/1010/P & 2021/1946/L



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Photographs



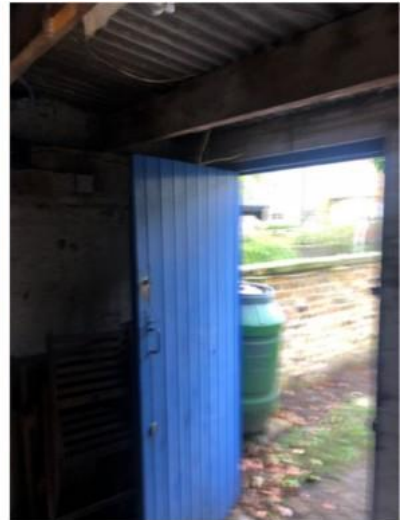
1. Front view of garage



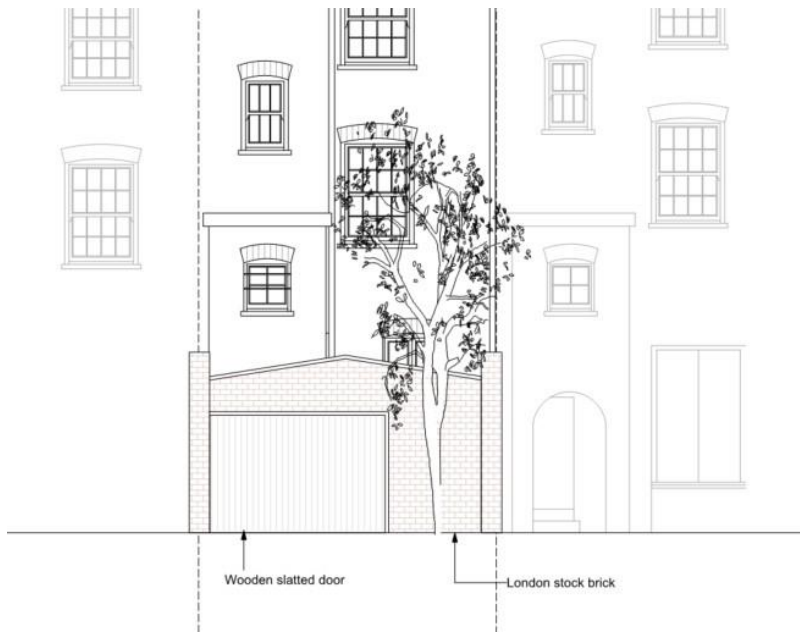
2. View of internal area



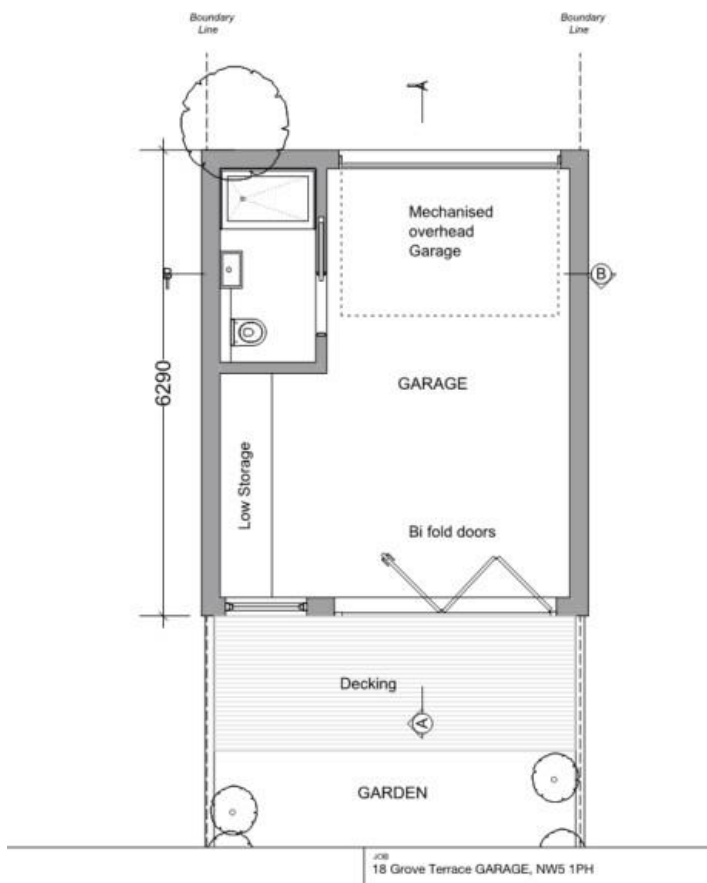
3. View of neighbouring garages from Grove Mews



4. View from front garden



5. Proposed front elevation



6. Proposed ground floor plan

Delegated Report (Members Briefing)	Analysis sheet		Expiry Date:	30/04/2021
	N/A / attached		Consultation Expiry Date:	23/05/2021
Officer		Application Number(s)		
Josh Lawlor		1. 2021/1946/L 2. 2021/1010/P		
Application Address		Drawing Numbers		
18 Grove Terrace London NW5 1PH		See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
1. Demolition and rebuild of rear garage. 2. Demolition and rebuild of rear garage.				
Recommendation:	1. Grant conditional planning permission 2. Grant conditional listed building consent			
Application Type:	1. Full Planning Permission 2. Listed Building Consent			
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Site notices were displayed near to the site on the 28/04/2021(expiry 22/05/2021) The application was also advertised in the local press from 29/04/2021 (expiry 23/05/2021)			
Adjoining Occupiers:	No. of responses	8	No. of objections	8
Summary of consultation responses:	Objections have been received from 8 addresses: 4 Grove Terrace, 13 Grove Terrace, 21 Grove Terrace, 11 Grove Terrace, 12 Grove Terrace, 13 Grove Terrace, 27a Grove Terrace, 19 Grove Terrace objected to the applications.			

1. Six of the addresses objected based on the inclusion of facilities (including plumbing) in the proposed new build garage that would enable it to be used as a separate residential dwelling.
2. Six of the addresses objected on the grounds that the use of the garage as an independent dwelling would harm the setting of the Grade II Listed terrace
3. Two addresses objected on the grounds that the use of the building at night would potentially create light pollution and disruption to the wildlife that use or reside in Grove Terrace Mews.

Officer response to points 1-3:

1. *A condition is attached to the decision notice to ensure the garage remains ancillary to 18 Grove Terrace and therefore cannot be used as an independent residential unit;*
2. *Please see the design and heritage of this report for detailed analysis;*
3. *The potential for light spillage is expected to be minimal and there would be no impact to wildlife for the reconstruction of the garage*

Dartmouth Park CAAC

The **Dartmouth Park CAAC** made the following objection:

1. Facilities in the proposed new build garage may enable this to be used as a separate dwelling. No other house in the terrace has such amenities and this will set a dangerous precedent leading to excessive infill and increased density of buildings in an historic 18th century mews and terrace.

Officer response:

1. *A condition is attached to ensure the garage remains ancillary to 18 Grove Terrace and therefore cannot be used as an independent residential unit.*

Historic England

Historic England responded with no comment

Site Description

The application relates to a mid-terrace grade II* listed building forming part of the Dartmouth Park Conservation Area. The property lies within a listed terrace (6-21 Grove Terrace) which was built between 1780 and 1793. Grove Terrace is a narrow road situated behind Highgate Road. To the rear of the application site is Grove Terrace Mews.

The host dwelling has 4 storeys (including a floor within the mansard) plus a basement that extends under the footprint of the main building with a front lightwell and vaults under the pavement. Internally the house is well preserved.

The properties on Grove Terrace have long rear gardens. The application site benefits from a 40m deep rear garden with a garage on the rear boundary. The open character of the rear gardens and minimal intrusions on the rear elevation are a key feature of the listed terrace and the character and appearance of this part of the Dartmouth Park Conservation Area.

Relevant History

2021/1839/L Installation of a full width balcony with glazed floor at raised rear ground floor and installation of a new rear door and side window on ground floor level **Granted 21/09/2021**

2021/0368/P 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. **Granted 20/09/2021**

2021/1093/L Proposed minor alterations to interior. **Granted 22/10/2021**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the Impact of Development
- G1 Delivery and Location of Growth
- D1 Design
- D2 Heritage
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- CC3 Water and flooding

Dartmouth Park Neighbourhood Plan 2020

- Policy DC1 Enhancing the sense of place
- Policy DC2 Heritage assets
- Policy DC3 Requirement for good design

[Dartmouth Park Conservation Area Appraisal and Management Plan PDF](#)

Assessment

1. The proposal

- 1.1. Planning permission and listed building consent is sought for the demolition of the existing garage to the rear of the site and the replacement of a brick-built garage with a pitched roof. The proposed garage would have a depth of 3m and a maximum height of 6m and would have timber garage doors up to 2m in height. The existing garage has a depth of 3.8m has a pitched roof, metal doors and a maximum height of 3m at the ridge.

2. Assessment

- 2.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the setting of the host Grade II* Listed property, streetscene, and conservation area (Design and Heritage)
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

3. Design

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.
- 3.2. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 3.3. The effect of this section of the 1990 Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Area. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified (paras. 199-208). Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 3.4. The existing non-original garage with metal doors does not make a positive contribution to the setting of the host listed building. It appears dilapidated and therefore its demolition is supported in principle, subject to design. The proposal would replace this unsympathetic structure with a high-quality garage with timber doors and high-quality brick. The scale of the garage would be slightly higher but would retain its appearance and character as an ancillary mews type building. It would not appear over-scaled or out of character in terms of scale within the mews. Details of the brick have been submitted and the Council's Conservation Officer has confirmed that the London stock brick with lime recessed pointing would provide a satisfactory contextual response to the mews. The windows would be traditional timber framed and the roof natural slate which is an improvement on the existing garage. The garage is too far away to have any impact on the setting of the listed building and would replace the existing garage to a more sympathetic design.
- 3.5. The garage would remain ancillary to 18 Grove Terrace. This is secured by condition and would ensure the character and activities associated with the garage and wider mews remains existing nature. As such, the size, scale and design of the proposed garage is considered acceptable and would not cause harm to the historic significance of the host building or wider listed terrace and would not have significant impact on the appearance of the surrounding conservation area.

4. Residential Amenity

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.
- 4.2. The proposed garage would have a similar footprint and height to the existing and would not

obstruct light or views from any neighbouring windows.

4.3. A condition is attached to the decision notice to ensure that the use of the garage remains ancillary to the main residential use of 18 The Grove. This would prevent the garage being used a separate residential dwelling. This will avoid any significant comings and goings which could impact on neighbouring residential amenity in terms of noise and disturbance. The use and intensity of the garage as an ancillary use is considered acceptable.

Recommendations:

1. Grant conditional Planning Permission
2. Grant conditional Listed Building Consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 22nd November 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2021/1010/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 11 November 2021

Telephone: 020 7974 **OfficerPhone**
TTHS Architects
5 Markham House
Uvedale Road
Dagenham
London
RM107QD

DRAFT

DECISION

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
18 Grove Terrace
London
NW5 1PH

DECISION

Proposal:

Demolition and rebuild of rear garage.

Drawing Nos: 1439G E00, 1439G E02, 1439G E03, 1439G E04, 1439G E05, AA 1439G E06, BB 1439G E07, 1439G E08, 1439G P01, 1439G P02, 1439G P03, AA 1439G P04, 1439G P05, 1439G P06, 1439G P07, 1439G P08, 1439G P09.

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 this permission.

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

- 2 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DC1 and DC2 of the Dartmouth Park Neighbourhood Plan 2020.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1439G E00, 1439G E02, 1439G E03, 1439G E04, 1439G E05, AA 1439G E06, BB 1439G E07, 1439G E08, 1439G P01, 1439G P02, 1439G P03, AA 1439G P04, 1439G P05, 1439G P06, 1439G P07, 1439G P08, 1439G P09.

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

- 4 The outbuilding hereby approved shall only be used for purposes incidental to the use of the main property (18 Grove Terrace) and shall not be used for any sleeping accommodation, or for any other purposes whatsoever, including separate residential accommodation, or as a business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers and prevent substandard living accommodation in accordance with policy A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 79744444)

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION

Application ref: 2021/1946/L
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 11 November 2021

Telephone: 020 7974 **OfficerPhone**
TTHS Architects
5 Markham House
Uvedale Road
Dagenham
London
RM107QD

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
18 Grove Terrace
London
NW5 1PH

DECISION

Proposal:

Demolition and rebuild of rear garage.

Drawing Nos: 1439G E00, 1439G E02, 1439G E03, 1439G E04, 1439G E05, AA 1439G E06, BB 1439G E07, 1439G E08, 1439G P01, 1439G P02, 1439G P03, AA 1439G P04, 1439G P05, 1439G P06, 1439G P07, 1439G P08, 1439G P09, Brick sample panel-rev2.

The Council has considered your application and decided to grant 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: 1439G E00, 1439G E02, 1439G E03, 1439G E04, 1439G E05, AA 1439G E06, BB 1439G E07, 1439G E08, 1439G P01, 1439G P02, 1439G P03, AA 1439G P04, 1439G P05, 1439G P06, 1439G P07, 1439G P08, 1439G P09, Brick Sample panel-rev2.

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.

DRAFT

Informative(s):

- 1 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>

DECISION

Yours faithfully

Chief Planning Officer