

Application ref: 2021/3374/P
Contact: Kate Henry
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Date: 12 April 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Lisa Shell Architects Ltd
Unit EG2 Norway Wharf
24 Hertford Road
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N15QT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7 The Grove
London
N6 6JU

Proposal:

Conversion of 2x self-contained dwellings (No. 7 and 7B) to form a single dwelling (Class C3); erection of single storey side extension following demolition of single storey outbuilding; erection of replacement single storey outbuilding; alterations to fenestration including insertion of 2x rooflights in main roof and creation of door access to newly created bow terrace at 3rd floor level; raised masonry balustrade to bow terrace; removal of glazed cover above front area and installation of new metal balustrade; alterations to rear terraces; removal of balustrade on crown roof; replacement windows

Drawing Nos: GRO7/LO/001/A; GRO7/SP/001/A; GRO7/SU/001/U; GRO7/SU/002/W1; GRO7/SU/003/T; GRO7/SU/004/D; GRO7/SU/005/D; GRO7/SU/006/B; GRO7/SU/100/H; GRO7/SU/101/K; GRO7/SU/102/K; GRO7/SU/103/K; GRO7/SU/104/E; GRO7/SU/105/B; GRO7/SU/201/H; GRO7/SU/202/H; GRO7/SU/203/K; GRO7/SU/204/K; GRO7/SU/205/B; GRO7/SU/206/B; GRO7/D/001/C; GRO7/D/002/C; GRO7/D/003/C; GRO7/D/004/B; GRO7/D/005/B; GRO7/D/006/B; GRO7/DC/001; GRO7/DC/101; GRO7/DC/201; GRO7/GA/001/V; GRO7/GA/002/W; GRO7/GA/003/U; GRO7/GA/004/D; GRO7/GA/005/C; GRO7/GA/006/C; GRO7/GA/100/G; GRO7/GA/101/K; GRO7/GA/102/J; GRO7/GA/103/K; GRO7/GA/104/E; GRO7/GA/105/B; GRO7/GA/201/J; GRO7/GA/202/J; GRO7/GA/203/K; GRO7/GA/204/K; GRO7/GA/205/C; GRO7/GA/206/B; RG01 Rev P2; Heritage Statement (dated November 2021); Design and Access Statement (dated 9th

July 2021); Structural Statement (dated 2nd June 2021); Arboricultural Report (dated July 2021, revised 2 March 2022); Arboricultural Method Statement (dated July 2021, revised 7 February 2022) Arboricultural Supervision Scheme of Monitoring (dated March 2022)

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 The development hereby permitted shall be carried out in accordance with the following approved plans: GRO7/LO/001/A; GRO7/SP/001/A; GRO7/SU/001/U; GRO7/SU/002/W1; GRO7/SU/003/T; GRO7/SU/004/D; GRO7/SU/005/D; GRO7/SU/006/B; GRO7/SU/100/H; GRO7/SU/101/K; GRO7/SU/102/K; GRO7/SU/103/K; GRO7/SU/104/E; GRO7/SU/105/B; GRO7/SU/201/H; GRO7/SU/202/H; GRO7/SU/203/K; GRO7/SU/204/K; GRO7/SU/205/B; GRO7/SU/206/B; GR07/D/001/C; GR07/D/002/C; GR07/D/003/C; GR07/D/004/B; GR07/D/005/B; GR07/D/006/B; GR07/DC/001; GR07/DC/101; GR07/DC/201; GR07/GA/001/V; GR07/GA/002/W; GR07/GA/003/U; GR07/GA/004/D; GR07/GA/005/C; GR07/GA/006/C; GR07/GA/100/G; GR07/GA/101/K; GR07/GA/102/J; GR07/GA/103/K; GR07/GA/104/E; GR07/GA/105/B; GR07/GA/201/J; GR07/GA/202/J; GR07/GA/203/K; GR07/GA/204/K; GR07/GA/205/C; GR07/GA/206/B; RG01 Rev P2; Heritage Statement (dated November 2021); Design and Access Statement (dated 9th July 2021); Structural Statement (dated 2nd June 2021); Arboricultural Report (dated July 2021, revised 2 March 2022); Arboricultural Method Statement (dated July 2021, revised 7 February 2022) Arboricultural Supervision Scheme of Monitoring (dated March 2022).

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

- 3 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 Camden Local Plan 2017 and Policies DH1, DH2, DH3 and DH4 of the Highgate Neighbourhood Plan 2017.

- 4 Prior to works to the rear terrace being undertaken, details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system, and to safeguard the special architectural and historic interest of the building in accordance with Policies D2, CC1, CC2, CC3 of the Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Report v4 by Russell Miller Arboriculture dated 2nd March 2022 and the Arboricultural Method Statement dated 7th February 2022. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved schedule of monitoring dated March 2022.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and Policy OS2 of the Highgate Neighbourhood 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 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.
- 3 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.
- 4 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer