

Application ref: 2021/3891/L
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Development Management
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**7 The Grove
London
N6 6JU**

Proposal:

Erection of single storey side extension following demolition of 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; various internal alterations at all levels. All in association with conversion of 2x self-contained dwellings (No. 7 and 7B) to form a single dwelling

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 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: 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: 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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Typical details of new railings at a scale of 1:10, including materials, finish and method of fixing into the plinth.
 - b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
 - c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1. (all windows shall be single glazed).

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.

- 4 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 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.
- 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.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer