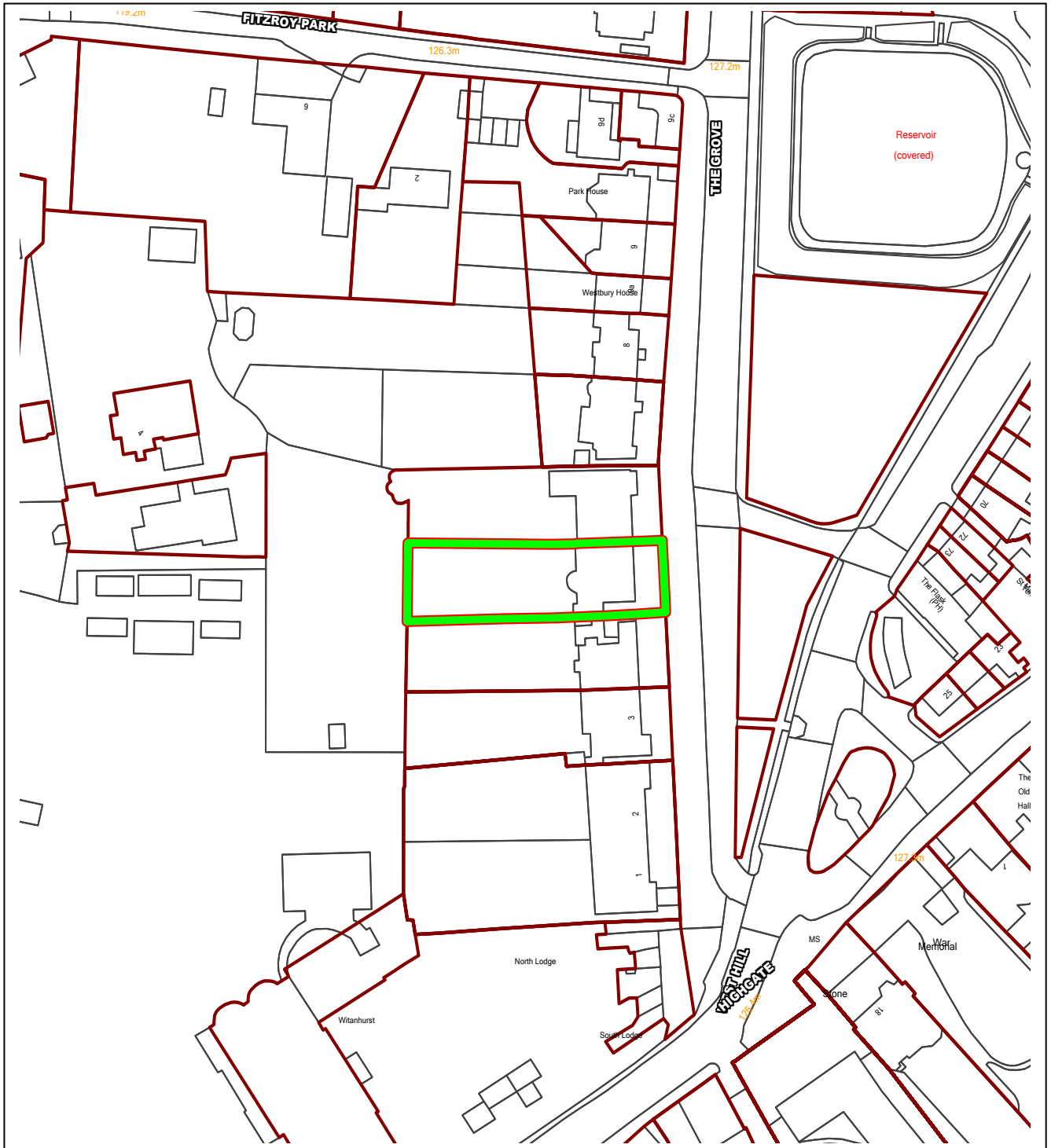


5 The Grove - 2021/4570/L



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Map and photos



Front elevation including graveled parking area



Rear elevation and view of part of upper part of garden



Aerial view

Delegated Report		Analysis sheet		Expiry Date:	15/11/2021
(Members Briefing)		N/A / attached		Consultation Expiry Date:	28/11/2021
Officer			Application Number(s)		
Kate Henry			2021/4570/L		
Application Address			Drawing Numbers		
5 The Grove London N6 6JU			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Structural Method Statement required by condition 5 of listed building consent 2021/2717/L, dated 16/08/2021 for the Removal of non-original chimney stack; infill below entrance bridge; alterations to external openings; reinstatement of 2nd external staircase at rear; various internal alterations at all levels, including reconfiguration of layout, removal of non-original fireplaces, replacement of non-original staircase, relocation of kitchen from lower ground to ground floor.					
Recommendation(s):		Approve details			
Application Type:		Approval of Details (Listed Building)			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	Site notices were displayed on 29/10/2021 (consultation expiry date 22/11/2021) and a notice was placed in the local press on 04/11/2021 (consultation expiry date 28/11/2021). No responses have been received.					
Highgate CAAC	<p>Objection, summarised as follows:</p> <p>The HCAAC requested a structural method statement due to, amongst other things, its concern about the applicant’s intention to alter the windows to the staircase to a single vertical slot. We note that the applicant no longer intends to proceed with that alteration.</p> <p>Having said that, the structural method statement produced leaves far too much important information to be provided by the Contractor and others at a later date. As the applicant’s engineer makes clear the “proposed construction method is indicative with detailed method statements to be carried out.” HCAAC objects to this approach which cannot possibly satisfy condition 5.</p> <p>There are numerous references in the method statement to further information being required.</p> <p>In the above circumstances, the Council cannot possibly accept that the structural method statement as currently formulated satisfies condition 5 adequately or at all. As a result, the structural method statement must be rejected.</p> <hr/> <p>Officer comment:</p> <p><i>Officers raised concern about the initial Structural Method Statement that was submitted to discharge the condition, due to the lack of detail and amount of information yet to be confirmed. A number of revisions to the document have been made, in response to comments from officers. The final document (revision P6) is considered to be acceptable (see report below).</i></p> <p><i>Highgate CAAC have indicated that they do not think it would be appropriate to comment on the revisions.</i></p>					

Site Description

5 The Grove is a large, semi-detached, red brick, 3 storey (plus lower ground floor) family dwelling on the western side of the road. There is a small yard, enclosed by a wall/railings and hedgerow to the front of the building and car parking spaces in front of that (on a gravelled section adjacent to the main public highway). To the rear, is a large garden, split predominantly into two levels.

The building is grade II listed and is located within the Highgate Village Conservation Area. The original house on the plot was built c. 1688 by William Blake. It was re-built c. 1933 by CH James and little remains of the original 1688 property. The building was listed in 1954. [Nos. 1-11 The Grove are all listed (either grade II or grade II*)].

Relevant History

2021/2717/L: Removal of non-original chimney stack; infill below entrance bridge; alterations to external openings; reinstatement of 2nd external staircase at rear; various internal alterations at all levels, including reconfiguration of layout, removal of non-original fireplaces, replacement of non-original staircase, relocation of kitchen from lower ground to ground floor. **Granted 16/08/2021.**

2021/2311/P: Removal of non-original chimney stack; infill below entrance bridge; alterations to external openings; reinstatement of 2nd external staircase at rear. **Granted 16/08/2021.**

Relevant policies

National Planning Policy Framework (2021)

London Plan (2021)

Camden Local Plan (2017)

D2 Heritage

Highgate Neighbourhood Plan (2017)

Core Objective 5: Development and Heritage

Camden Planning Guidance

Design (2021)

Highgate Conservation Area Appraisal and Management Proposals (2007)

Assessment

1. The proposal

- 1.1. This application seeks to discharge condition 5 of listed building consent 2021/2717/L, dated 16/08/2021 which required the submission of a structural method statement.

2. Revisions

- 2.1. The Structural Method Statement has been revised a number of times during the course of the application to address officer comments.

3. Assessment

- 3.1. Condition 5 of listed building consent 2021/2717/L required the following:

Prior to the commencement of works, a Structural Method Statement for the works, including details of the replacement staircase and the impact on the outside wall, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 3.2. The application was for: "Removal of non-original chimney stack; infill below entrance bridge; alterations to external openings; reinstatement of 2nd external staircase at rear; various internal alterations at all levels, including reconfiguration of layout, removal of non-original fireplaces, replacement of non-original staircase, relocation of kitchen from lower ground to ground floor".
- 3.3. At the time of the original application, it was considered that a Structural Method Statement (SMS) should be provided prior to commencement of works, in order to ensure that the proposed works do not compromise the building's structure. The building was initially constructed in 1688 and then re-built in 1933 by notable architect C. H. James.
- 3.4. The submitted report notes that, generally, the historic fabric is to be retained as part of the refurbishment with the main works to be carried out internally. The principle structural alterations include the following; new openings in internal load bearing walls, removal of non-original chimney, removal of existing staircase and replacement with new and amendments to facilitate a large new sash window.
- 3.5. The applicant has confirmed, through the reports and correspondence, that wherever possible any structural interventions have been kept to a minimum and the existing fabric is to be retained. Steel needs to be introduced to re-support the structure following the removal of the 1980's chimney breast and where possible will be hidden within the build-up of the existing floors.
- 3.6. The Council's Conservation Officer has reviewed the report and is satisfied that it meets the requirements of the condition, such that the special architectural and historic interest of the building will be preserved. This application is therefore recommended for approval.

Recommendation: Approve details.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th October 2016, 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: 2021/4570/L
Contact: Kate Henry
Tel: 020 7974 3794
Email: Kate.Henry@camden.gov.uk
Date: 4 October 2022

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Regeneration and Planning
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SM Planning
80-83 Long Lane
London
EC1A 9ET

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
5 The Grove
London
N6 6JU

DECISION

Proposal: Structural Method Statement required by condition 5 of listed building consent 2021/2717/L, dated 16/08/2021 for the Removal of non-original chimney stack; infill below entrance bridge; alterations to external openings; reinstatement of 2nd external staircase at rear; various internal alterations at all levels, including reconfiguration of layout, removal of non-original fireplaces, replacement of non-original staircase, relocation of kitchen from lower ground to ground floor

Drawing Nos: Structural Method Statement Revision [P6] (September 2022); 44/2022/SK 0059; 44/2022/SK_0060; 44/2022/DE_0021 A

The Council has considered your application and decided to grant consent.

Informative(s):

- 1 You are reminded that condition 4 (details / samples) of listed building consent 2021/2717/L, dated 16/08/2021 requires details to be submitted and approved before the relevant part of the work is begun.

Application reference 2022/1103/L seeking to partially discharge condition 4 is pending determination.

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