

Application ref: 2022/3225/L  
Contact: Nathaniel Young  
Tel: 020 7974 3386  
Email: [Nathaniel.Young@camden.gov.uk](mailto:Nathaniel.Young@camden.gov.uk)  
Date: 10 November 2022

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Hallas and Co Surveyors  
15 Crane Mews  
32 Gould Road  
Twickenham  
TW2 6RS  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Grove End House**  
**150 Highgate Road**  
**London**  
**Camden**  
**NW5 1PD**

Proposal:

Repairs and alterations to the flat roof, rear mansard and rear windows; removal of rooftop water tank; relocation of existing rooflight and installation of three new rooflights; installation of an air source heat pump. Associated structural repair work.

Drawing Nos: (Prefix: HA-) 001, 002, 101 Rev 01, 102 Rev 01, 103 Rev 01, 104 Rev 02, 201 Rev 01, 202 Rev 02, 301 Rev 01, 302 Rev 02, 303 Rev 01, 304 Rev 01, 305 Rev 01, 306 Rev 01,

Supporting documents: Acoustic consultancy report ref: 09399/3/1/2; Grove End House, Heritage, Design and Access Statement ref: 3846-RC-HDA dated June 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:

(Prefix: HA-) 001, 002, 101 Rev 01, 102 Rev 01, 103 Rev 01, 104 Rev 02, 201 Rev 01, 202 Rev 02, 301 Rev 01, 302 Rev 02, 303 Rev 01, 304 Rev 01, 305 Rev 01, 306 Rev 01,

Supporting documents: Acoustic consultancy report ref: 09399/3/1/2; Grove End House, Heritage, Design and Access Statement ref: 3846-RC-HDA dated June 2022

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

- 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, this includes the salvage and reuse of existing natural roof slates where possible.

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 Joinery of the dormer windows, including framing and glazing bars, are to match those of the historic examples found within the building.

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 Reasons for granting consent:

The proposed works are considered to be acceptable in terms of design and conservation. All replacement and repair work are considered to be necessary to avoid further damage to the property and would be achieved in a way which would preserve the historic fabric of the building. The existing water tank is no longer necessary, and its removal would be inconsequential. The new air source heat pump would be of an appropriate scale and siting and would not be visible from the public realm. The design, scale, siting and materials of the proposals would be in keeping with the character and appearance of the subject property and wider conservation area, and as such the character and appearance of the listed building and conservation area would remain preserved.

No objections were received following statutory consultation. The sites

planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area and of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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 policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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](http://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.

- 4 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).

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 centered on the page.

Daniel Pope  
Chief Planning Officer