

Application ref: 2022/3895/L
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Mr Reuben Higgins
Rose Cottage
Norwich Road
Dickleburgh
IP21 4NR
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**8 Grove Terrace
London
Camden
NW5 1PH**

Proposal:

Reinstatement of kitchen to lower-ground floor with creation of single doorway between proposed kitchen and pantry. Restoration of original kitchen mantelpiece. Installation of bath and lavatory in rear third floor room.

Drawing Nos: Site plan, location plan, A100 (propo LGF), S110 (exist plans), A110 (propo plans), heritage statement, A251, S251 (kitchen SE ele), S250, A250 (kitchen NE ele)

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:

Site plan, location plan, A100 (propo LGF), S110 (exist plans), A110 (propo plans), heritage statement, A251, S251 (kitchen SE ele), S250, A250 (kitchen NE ele)

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.

Informative(s):

- 1 The site is a 1793 townhouse, one of a terrace of 23, listed at grade II* and making a positive contribution to the Dartmouth Park Conservation Area.

The applicant wishes to move her kitchen from the ground-floor back room into the basement. This will allow that room to return to its original use as a living room.

She wishes to create a simple doorway at basement level between the front room and the rear room, to be used as a pantry.

On the top floor, she wishes to install a bathroom in the back room.

While some loss of fabric is entailed in creating the new doorway, the wall is made of masonry rather than containing diagonal braces, lath and plaster, etc, and the loss of this material is balanced by the benefit of the reinstatement of the ground floor.

The dilapidation at this level of the house means that this can be accommodated without harm.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England has issued a letter of flexible authority ratified by the secretary of state. The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 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 London Plan 2021.

- 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.

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



Daniel Pope
Chief Planning Officer