

Application ref: 2022/4015/P
Contact: Daren Zuk
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Date: 13 December 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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planning@camden.gov.uk
www.camden.gov.uk/planning

Roberts and Treguer
29 Clerkenwell Green
London
EC1R 0DU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
14 Grove Terrace
London
Camden
NW5 1PH

Proposal:

New roof extension with front and rear dormer windows, replacing existing structure.
Drawing Nos: (Prefix 2124(GA)) 100, 102, 103, 104, 105, 201, 202, 203, 204, 205, and
Design & Access Statement (September 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: (Prefix 2124(GA)) 100, 102, 103, 104, 105, 201, 202, 203, 204, 205, and Design & Access Statement (September 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 Policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site is a three-storey (plus basement and loft levels) mid-terrace Georgian dwelling located on the east side of Grove Terrace, halfway between Dartmouth Park Road and Woodsome Road. Grove Terrace is separate from the main road (Highgate Road) by a garden avenue. The property is located within the Dartmouth Park Conservation Area, and forms part of a group of Grade II* Listed terrace houses built in the 1790s.

The roof of the property has undergone the most visible alteration, in the form of an extension within the roof valley. Although not visible from the street, the current design and materials is in opposition to the building's Georgian character. The application proposes to remove the existing extension and replace it with a slightly larger extension constructed traditional conservation materials and detailing.

Two small dormers (one on the front and one at the rear) will be installed, which will improve ventilation and temperature regulation at loft level. The dormers will be hidden from the ground level on either side by the existing parapets. The dormers will be constructed using timber and rolled lead to match the existing character of the Grade II* listed building and wider conservation area. It is noted that many neighbouring dwellings have roof dormers facing both the front and rear.

The proposed alterations at roof level are considered acceptable as the replacement extension will have a more cohesive and matching design, and will be finished with historically accurate materials. Furthermore, the installation of two small dormers (one at front and one at rear) similar to neighbouring properties, will not be visible from the public realm and will therefore not harm the character of the Grade II* listed building and the wider conservation area.

The proposed development, due to its nature, scale and detailed design is not considered to lead to a significant impact upon the amenities of neighbouring residents in terms of loss of privacy, light or outlook.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest,

and the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 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 accordance with policies A1, D1, and 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 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).
- 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.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', with a stylized, cursive script.

Daniel Pope
Chief Planning Officer