

Application ref: 2022/4726/L
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Roberts and Treguer
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
14 Grove Terrace
London
NW5 1PH

Proposal:

Proposed development to include removal of non-historic internal alterations, restoration of floor layout to original, preservation of surviving historical features, and 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 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: 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) Joinery details including design of new dormer window casements, doors, staircases, banisters, and skirting.

b) Dormer and roof material details.

c) Details on the proposed replica and replacement fireplaces.

d) Details on the replacement moulding and cornices.

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 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 ground of Grade II* Listed terrace houses built in the 1790s.

The existing dwelling has undergone extensive and unsympathetic modifications of its internal spaces, being converted into bedsit flats in the mid-20th century, then back into a family home in the 1990s. Modifications included partitions on multiple floors, the addition of a mezzanine floor, spiral staircases, change in ceiling levels, and a modern roof extension.

Removal of Unsympathetic Alterations

The proposal includes the following alterations: removal of dumb waiter concealed in the spine wall leading from the kitchen to the ground floor; removal of unoriginal wall in the kitchen space; removal modern clay tiles throughout the lower ground floor and replacement with stone pavers; removal of partition in the lower ground floor level front room; reinstatement of original fireplaces with replicas at first floor level and installation of period appropriate ones at ground floor level; removal of existing modern semi-circular staircases and reinstatement of period appropriate stairs in the original locations; repair damaged timber floors; removal of mezzanine and reinstate original floor levels; removal of inappropriate plasterwork and finishes; and removal

prominent rooflights.

The proposed removal of unsympathetic alterations, reinstatement and revitalisation of original features, and the incorporation of new historically accurate features are considered to better reveal and enhance the architectural significance of the Grade II* listed building and the wider conservation area, in line with Policy D2.

2 Roof Level Alterations

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 structure and replace it with a slightly larger extension constructed traditional conservation materials and detailing. Additionally, the interior stairs to the loft level will be replaced with period appropriate stairs placed in the correct position within the planform.

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 which contributes to the character of the area.

The proposed roof extension would be more cohesive with the period and significance of the Grade II * listed building and the character of the wider conservation area.

Reinstating Appropriate Features

The majority of the existing cornicing is grand cornicing found throughout the ground and first floors. For areas of the dwelling where the cornicing has been altered, it is proposed to be replaced with moulding that is appropriate for both the period and hierarchy found between rooms and floors.

As evidenced from site photos from 1987, the current fireplaces are not original. It is proposed that replica fireplaces of the originals be installed on the first floor (using historic photographs for reference), while period appropriate ones are installed elsewhere in the dwelling. Details of these would be secured by condition.

Currently, none of the stairs found above the first floor are original in materiality or location within the planform. It is proposed that the semi-circular modern stairs, likely installed in the 1990s, are replaced with historically accurately detailed ones in their original positions in the planform. Details of these would be secured by condition.

These elements are found to be acceptable as they would help conserve and

enhance the historic character of the host dwelling, therefore being in compliance with Policy D2 of the Camden Local Plan 2017.

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

- 3 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

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

Daniel Pope
Chief Planning Officer