



Date: 06/10/2022
Our ref: 2022/2903/PRE
Contact: Kate Henry
Direct line: 020 7974 3794
Email: Kate.Henry@camden.gov.uk

Planning Solutions Team
Planning and Regeneration
 Culture & Environment
 Directorate
 London Borough of Camden
 2nd Floor
 5 Pancras Square
 London
 N1C 4AG

Lisa Shell
 Lisa Shell Architects
 EG2 Norway Wharf
 24 Hertford Road
 N1 5QT

www.camden.gov.uk/planning

Dear Lisa Shell,

Re: 7 The Grove, London, N6 6JU

Thank you for submitting the above pre-planning application enquiry on 28/06/2022. The required fee of £1,820.00 was received on 12/07/2022. A site visit was conducted on 31/08/2022.

1. Proposal

- Landscaping works to front and rear gardens
- At front:
 - New railings to southern and northern areas
 - New railing along boundary with No. 8
 - New flower beds in front of areas
 - Existing flower beds widened
 - Existing railings retained (new railings will match retained railings)
- At rear:
 - Enlarge existing terrace adjacent to main building and provide new steps
 - New evening terrace
 - Upgrade existing morning terrace
 - New timber outbuilding (garden store / cycle storage) against southern wall
 - New swimming pool and pool house at western end of garden, against northern wall, beyond brick arch feature
 - Replace existing path
 - New planting

2. Constraints

- Grade II listed building
- Highgate Village Conservation Area
- Archaeological Priority Area
- Highgate Neighbourhood Plan Area
- Article 4 direction - basements
- Underground development constraint – hydrological constraints layer

- Underground development constraint – subterranean (groundwater) flow
- Underground development constraint – surface water flow and flooding
- Underground development constraint – slope stability

3. Relevant planning history

7 & 7B The Grove

2021/3374/P: Conversion of 2x self-contained dwellings (No. 7 and 7B) to form a single dwelling (Class C3); erection of single storey side extension following demolition of single storey outbuilding; erection of replacement single storey outbuilding; alterations to fenestration including insertion of 2x rooflights in main roof and creation of door access to newly created bow terrace at 3rd floor level; raised masonry balustrade to bow terrace; removal of glazed cover above front area and installation of new metal balustrade; alterations to rear terraces; removal of balustrade on crown roof; replacement windows. **Granted 12/04/2022.**

2021/3891/L: Erection of single storey side extension following demolition of single storey outbuilding; alterations to fenestration including insertion of 2x rooflights in main roof and creation of door access to newly created bow terrace at 3rd floor level; raised masonry balustrade to bow terrace; removal of glazed cover above front area and installation of new metal balustrade; alterations to rear terraces; removal of balustrade on crown roof; replacement windows; various internal alterations at all levels. All in association with conversion of 2x self-contained dwellings (No. 7 and 7B) to form a single dwelling. **Granted 12/04/2022.**

7 The Grove

8903323: Conversion of part basement to self-contained flat. **Withdrawn.**

8870346: Internal alteration including erection of a glazed roof over the light well. **Listed building consent granted 20/12/1988.**

8802296: Alterations to the basement including the glazing of the roof and waterproofing of basement vaults. **Withdrawn.**

7A The Grove

2011/4731/L: Installation of a wall plaque, external CCTV camera and replacement of gate to the front elevation of dwelling (Class C3). **Granted 22/11/2011.**

2010/6677/P: Erection of part single, part two storey side extension as replacement for single-storey side extension to self-contained flat (Class C3). **Granted 01/02/2011.**

2010/6683/L: Works in association with internal and external alterations including erection of part single, part two storey side extension as replacement of existing single-storey side extension. **Granted 01/02/2011.**

2010/4681/P: Erection of part single, part double story side extension as replacement for single- storey side extension to self-contained flat (Class C3). **Withdrawn.**

2010/4700/L: Internal and external works associated with the erection of part single part double story side extension as replacement of existing single- story side extension to residential flat (Class C3). **Withdrawn.**

8903384: Extension and alterations and change of use to separate residential unit. **Withdrawn.**

8970466: Demolition of existing ground level garage and pantry side extension. **Withdrawn.**

4. Relevant policies and guidance

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development
 A2 Open Space
 A3 Biodiversity
 A4 Noise and vibration
 A5 Basements
 D1 Design
 D2 Heritage
 CC3 Water and flooding
 CC5 Waste
 T4 Sustainable movement of goods and materials

Highgate Neighbourhood Plan 2017

Core Objective 4: Open Space and Public Realm
 OS2 Protection of Trees and Mature Vegetation
 OS4 Biodiversity and Highgate's Green Grid

Core Objective 5: Development and Heritage
 DH1 Demolition in Highgate's Conservation Areas
 DH2 Development Proposals in Highgate's Conservation Areas
 DH6 Front Boundaries
 DH7 Basements
 DH10 Garden land and Backland Development
 DH11 Archaeology

Camden Planning Guidance

Amenity (2021)
 Basements (2021)
 Biodiversity (2018)
 Design (2021)

Developer Contributions (2019)
 Transport (2021)
 Trees (2019)
 Water and flooding (2019)

Highgate Conservation Area Appraisal and Management Strategy 2007

5. Assessment

The key planning considerations are as follows:

- Heritage and design
- Trees and landscaping
- Excavation impact
- Impact on neighbouring land uses
- Transport considerations

6. Heritage and design

Nos. 7, 7A and 8 The Grove and the attached railings are grade II listed. The Council has a statutory duty to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses, in accordance with Sections 16 and 66 of The Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended).

The application site is located within the Highgate Village Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Policy D1 of the Local Plan seeks to secure high quality design in development and Policy D2 notes that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Policy DH2 of the Highgate Neighbourhood Plan requires that development proposals within the conservation area preserve or enhance the character or appearance of the area and respect the settings of listed buildings and other heritage assets.

The proposed works to the front of the building are all considered to be acceptable, such that the setting of the listed building and the character and appearance of the conservation area would be preserved or enhanced. The formal application should provide full details of the new railings (at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into plinth) and the proposed planting in order to negate the need for conditions if permission /consent is granted.

At the rear, an enlargement to the rear terrace immediately adjacent to the main building has already been approved pursuant to permission / consent references 2021/3374/P and 2021/3891/L, dated 12/04/2022, and is therefore still considered to be acceptable (subject to the relevant conditions regarding construction within the root protection zone of the

adjacent Hornbeam tree). The use of York stone paving is also still supported. It is now proposed to relocate the steps to a more northern position, in order to align with a newly created door on the main building (to serve the kitchen). Officers have concerns with this proposal and consider that the steps from the terrace into the garden should remain aligned with the original rear door, focussing on the historic access through the house and into the garden.

The new evening terrace is considered to be acceptable, subject to the use of high quality materials, as it would not affect the setting of the listed building or the character and appearance of the garden or the wider conservation area. Similarly, upgrading the existing morning terrace is also considered to be acceptable from a heritage point of view, as is the replacement of the existing garden path.

The new timber outbuilding would be located against the southern wall of the garden. A new outbuilding in a similar position has already been approved pursuant to the same applications referenced above. The key difference with the current proposal is the footprint and facing materials. The current proposal is considered to be acceptable in terms of the impact on the setting of the listed building and the character and appearance of the garden and wider conservation area. There has been correspondence with the Conservation Officer (Colette Hatton) regarding its fixing to the wall. The use of accoya wood boarding and a zinc roof is considered to be acceptable. As above, you are advised to provide final details of the facing materials as part of the formal application it will negate the need for a condition to that effect.

The new swimming pool would be located towards the western end of the rear garden, beyond the brick arch feature, to replace an existing water feature which is in a state of disrepair. The pool itself is considered to be acceptable, particularly due to its siting away from the main building. Furthermore, the proposed use of York stone paving creates an aesthetic that is complimentary to the host building.

The associated pool house building is also considered to be acceptable, in principle, as it would be relatively discreet and would therefore not impact harmfully on the setting of the listed building or the character and appearance of the conservation area. However, officers do have concerns about the relationship between the pool house and the brick arch feature and also the relationship between the boundary wall and the pool house. Further work is needed to ensure a satisfactory relationship with the brick arch (i.e. how the two join together) and the listed wall (i.e. avoiding an awkward gap).

7. Trees and landscaping

Policy D1 of the Local Plan requires development which incorporates high quality landscape design and maximises opportunities for greening, for example through the planting of trees and other soft landscaping. Policy A3 of the Local Plan seeks to protect and secure additional trees and vegetation. The policy notes that the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation. The Council will also require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development.

Policy A2 of the Local Plan seeks to protect non-designated spaces with nature conservation, townscape or amenity value, including gardens. The supporting text to the policy notes that development within rear gardens and other undeveloped areas can have a significant impact upon the amenity and character of the area; and gardens provide a setting for buildings, provide visual interest and support natural habitats.

Policy OS2 of the Highgate Neighbourhood Plan also seeks to retain mature trees and mature vegetation which have townscape, ecological or amenity value.

The Council's Tree Officer has reviewed the proposals. The site photographs in the pre-app submission, and those which I took on site, demonstrate that a large proportion of the trees proposed for removal do not significantly contribute to the character and appearance of the conservation area. Nevertheless, a full tree survey in accordance with BS5937:2012 has not been included with the pre-app submission so it is not possible to fully assess the scheme from an arboricultural perspective.

The proposed soft landscaping is considered to be of high quality; however, only one of the proposed trees is native, which represents a missed opportunity in terms of biodiversity enhancement. Full replacement planting details have not been provided as part of the pre-app and will be required as part of any formal application. You are encouraged to consider more native species. Large canopy species should be planted where there is sufficient space for them to achieve their potential.

Details of tree protection measures should also be provided with any formal submission.

8. Excavation impact

Policy A5 of the Local Plan notes that, in determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment (BIA) and, where appropriate, a Basement Construction Plan (BCP).

The Highgate Neighbourhood Plan also requires the submission of a Basement Impact Assessment to demonstrate that there will be no detrimental impact on neighbours, the local water regime and the character and biodiversity of gardens.

The following underground development constraints apply at the application site: subterranean (groundwater) flow; surface water flow and flooding; slope stability; and hydrological constraints layer.

Due to the nature of the proposed works, the fact the adjacent walls are listed and the fact that a number of underground development constraints apply at the application site, a Basement Impact Assessment (BIA) would be required, in order for the Council to fully understand the impacts on drainage, flooding, groundwater conditions and structural stability etc. The BIA would be independently reviewed by Campbell Reith. CPG Basements provides further advice, and there is also advice available on our website: [Basement development.](#)

9. Impact on neighbouring land uses

Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; noise and vibration; odour, fumes and dust; and impacts of the construction phase, including the use of Construction Management Plans. Policy A4 seeks to ensure that noise and vibration is controlled and managed.

At the rear, as noted above, permission / consent has already been granted for the enlarged terrace and a new outbuilding against the southern wall, and therefore these are likely to be considered acceptable in terms of the impact on neighbours.

The proposed works to the front of the building are unlikely to impact harmfully on neighbouring properties. Similarly, the new evening terrace, the upgrade of the existing morning terrace and the replacement of the garden path are unlikely to cause undue harm.

The new swimming pool and pool house are unlikely to impact harmfully on neighbouring properties once they are installed as they will only serve the main dwelling to which they relate, and they would be sited away from the neighbouring dwellings. However, there is likely to be some disruption during the construction period due to the nature of the works. Measures to reduce the impact of construction works should be outlined in a draft Construction Management Plan (CMP) to be submitted with a formal application (see Transport section below). It is likely that the CMP would be secured by section 106 legal agreement if permission is granted

If the proposals include any plant, the formal planning application should be accompanied by a Noise Impact Assessment.

10. Transport considerations

Construction Management Plan

Policy T4 of the Local Plan promotes the sustainable movement of goods and materials and seeks to minimise the movement of goods and materials by road. As noted above, a draft CMP should be submitted with any formal application which addresses the removal of demolition debris from the site (as a result of excavation) and the delivery of construction equipment and materials. CPG Transport includes a link to the Council's CMP Pro Forma.

11. Conclusion

The proposed works to the front of the building are considered to be acceptable. Similarly, the works at the rear are considered to be acceptable, subject to the steps from the rear terrace not being relocated and subject to the submission of a Basement Impact Assessment and draft construction management plan concerning the new swimming pool. You are also advised to consider the planting of more native species.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the

Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Kate Henry on **020 7974 3794**.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Kate Henry

**Principal Planning Officer
Planning Solutions Team**