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Sent via planning portal only:

Dear Sir/Madam

5 THE GROVE, LONDON, N6 6JU

**LISTED BUILDING CONSENT APPLICATION – PLANNING (LISTED BUILDING & CONSERVATION AREAS)
ACT 1990**

STRENGTHENING OF JOISTS AND MINOR INTERNAL ALTERATIONS

Please accept this covering letter as an accompaniment to this listed building consent application for minor works to facilitate the strengthening of the floors.

The Site

The site is located on the west side of The Grove and comprises a grade II listed, three storey (plus basement) semi-detached residential property. The site lies within the Highgate Village Conservation Area and lies between two grade II* listed buildings either side (4 and 6 The Grove).

The Grove and the immediate surroundings are predominantly characterised by conservation and heritage landmarks such as Witanhurst Mansion to the south, Highgate Reservoir to the east and surrounding residential development made up of mostly grade II and grade II* listed buildings.

The Proposal

This application seeks listed building consent for minor internal alterations to facilitate the strengthening of the floors. The application is accompanied with the following drawings and a supporting letter from structural engineers Constructure. The drawings highlight the extent of the proposed works:

Site Location Plan – 44/2022/PL 0001

Lower Ground Floor Plan - 2124/1991 Rev 1

Upper Ground Floor Plan - 2124/1001 Rev 1

First Floor Plan - 2124/1011 Rev 1

Second Floor Plan - 2124/1021 Rev 1

Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental, and social. The following sections are relevant to the consideration of this application; Section 11 (making effective use of land), Section 12 (achieving well designed places), and Section 16 (conserving and enhancing the historic environment).

Local Planning Policy

The adopted Development Plan for the London Borough of Camden comprises the London Plan (2021), the Camden Local Plan (2017) and the Camden Planning Guidance (CPG) Documents. Also of relevance is the Highgate Village Conservation Area Appraisal and Management Strategy (2007). The following policies are considered relevant to the consideration and determination of this application:

London Plan 2021

- Policy D4 - Delivering Good Design
- Policy D6 - Housing Quality and Standards
- Policy HC1 - Heritage Conservation and Growth

Camden Local Plan (CLP) 2017

- Policy H6 - Housing Choice and Mix
- Policy A1 - Managing the Impact of Development
- Policy D1 - Design
- Policy D2 - Heritage

Camden Planning Guidance (CPG) 2021

- Home Improvements CPG
- Amenity CPG
- Design CPG

Planning Assessment

Fabric & Setting:

Section 12 of the NPPF refers to well-designed places. Paragraph 130(c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

CLP Policy D1 requires development to be of the highest architectural and urban design quality, and to have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. The aim of this policy is reflected in London Plan Policy D4 (Good Design) and the Design CPG. Specific guidance in relation to extensions to existing properties is further provided in the 'Altering and extending your home' CPG.

Case law dictates that decision makers are required to give great weight to any harm to the significance of a heritage asset and how this should be applied is set out in section 16 of the NPPF. CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. These aims are further reflected in London Plan Policy CH1 (Heritage Conservation and Growth).

The proposed changes are intended to secure the long term future of the listed building and follow a period of unlawful works several decades prior which undermined the structural integrity of the building.

The proposals have been considered in conjunction with Camden Conservation Officers and for these reasons, the proposed works are considered to be appropriate in the context of the listed building.

Summary

As demonstrated within this letter and supporting documents, the proposed works are considered to have an acceptable impact on the fabric and setting of the listed building. The development is therefore in accordance with the aforementioned Development Plan policies and it is respectfully requested that listed building consent is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions please do not hesitate to contact me.

Yours faithfully

Allen Sacbucker
Associate
SM Planning