

Development Control
London Borough of Camden
5 Pancras Square
London
N1C 4AG

2 February 2023

Dear Sir / Madam,

**RE: 17 GREVILLE PLACE, LONDON, NW6 5JE
LISTED BUILDING CONSENT & HOUSEHOLDER PLANNING PERMISSION:
ERECTION OF A SHED AND REFUSE ENCLOSURE AND VARIOUS
LANDSCAPING WORKS TO THE REAR GARDEN**

This letter has been prepared by CREATE Planning Ltd in support of an application for Listed Building Consent and householder application (the 'Application') for a development submitted on behalf of Ms Chelsea Heuer ('Applicant'), with regard to 17 Greville Place, London, NW6 5JE (the 'Site').

The Application seeks listed building consent and planning permission from the London Borough of Camden ('the Council') for various external works to the Site including the erection of a shed and refuse enclosure, installation of astro turf, new paving and resurfacing of the basketball court (the 'Proposal').

This Application should be read in conjunction with the following documents:

- Completed Application Forms prepared by CREATE Planning Ltd.
- Application drawings prepared by Hewitt Landscapes: Rear garden planting and lighting plan
- Shed specifications prepared by Hewitt Landscapes
- Application Drawing by Stephen Brandes Architects: PLB 101 Forecourt Bin Store

The Applicant is the owner and freeholder of the Site and seeks improvements to the rear garden, including the replacement of a deteriorating shed and paving.

The National Planning Policy Framework (the Framework or NPPF) 2021 provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it sets out that:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their Significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."

Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.

Paragraph 195 then sets out that local planning authorities should identify and assess the particular significance of heritage assets affected by the proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset’s conservation and any aspects of the proposal.

The National Planning Policy Framework (NPPF) updated 2021 defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning Authority.

Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions that involve them.

The London Plan 2021

The new London Plan 2021 was recently adopted in March 2021 and replaces the previous London Plan (2016 with alterations since 2011) and relevant policies. Policy HC1 of the new London Plan which states:

Policy HC1 Heritage conservation and growth:

‘A. Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear understanding of London’s historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to the heritage assets, landscapes and archaeology within their area.

B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by:

- 1) setting out a clear vision that recognises and embeds the role of heritage in place-making*
- 2) utilising the heritage significance of a site or area in the planning and design process*
- 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place*
- 4) delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.*

C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

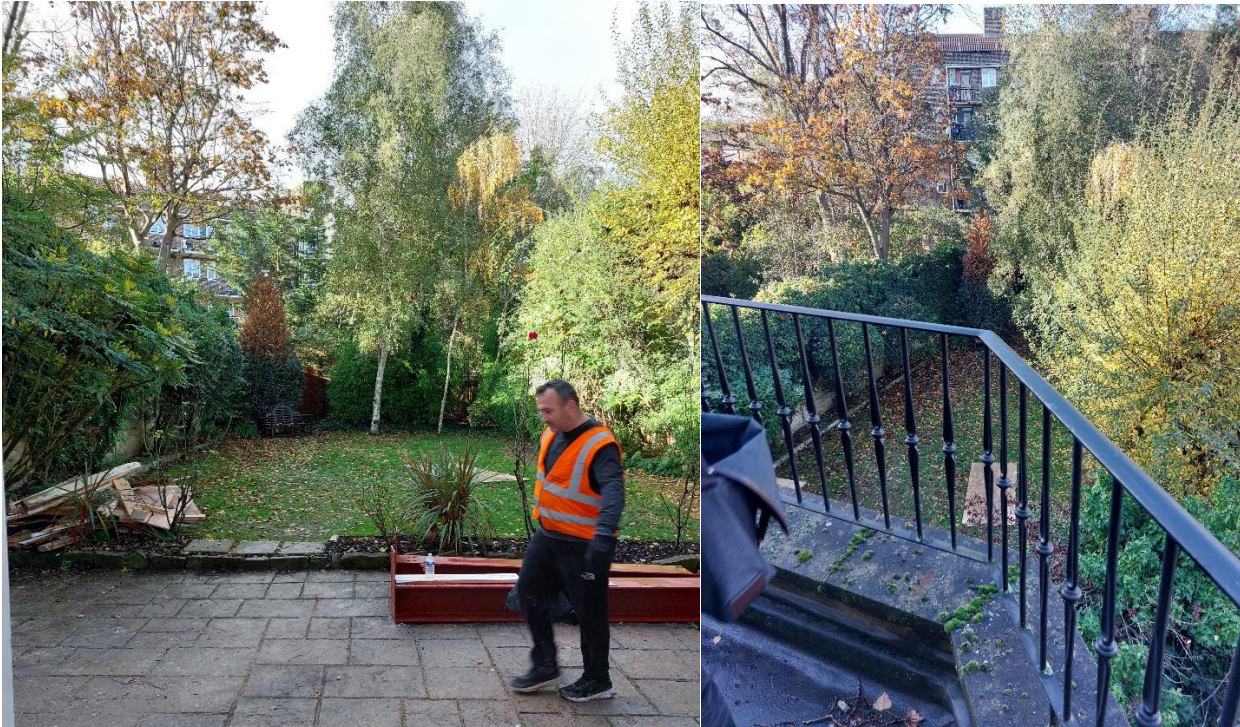
D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

Front Elevation of the Site



Rear Garden



The proposed works would vastly improve the quality and aesthetic value of the Site. The proposed works would not necessitate the need to remove any trees or work thereto and these would not be prejudiced by the development.

The use of astroturf is commonplace in the vicinity and the election of the shed, while being in the curtilage of a listed building, would not ordinarily require planning permission and is modest in size. The refuse enclosure is sensitively positioned between two brick piers and would be modest in scale and form.

Having regard to the planning policy position at national, regional and local level, it is clear that the proposed works, as illustrated, would not have an adverse impact on the character, appearance or setting of this listed building.

The proposed lighting scheme would be modest, providing low level lighting at ground level to provide subtle illumination of the garden. Consequently, it is not envisaged that the Proposal would detract from the amenity currently enjoyed by the occupants of neighbouring properties.

I trust this letter and accompanying document is satisfactory for registration and validation of the Application and I look forward to receiving an acknowledgement of this letter shortly.

However, please let me know should you require any additional information or have any queries.

Yours faithfully,

Bryan Staff
Planning Director