

Application ref: 2023/4484/P
Contact: Nick Baxter
Tel: 020 7974 3442
Email: Nick.Baxter@camden.gov.uk
Date: 4 March 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Paul Vick Architects Ltd
80 - 82 Chiswick High Road
London
W4 1SY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**10 Keats Grove
London
Camden
NW3 2RR**

Proposal:

New fire alarms, intruder alarms and CCTV.

Drawing Nos: Design & access statement, COL/KH/68/01C, COL/KH/68/00C, COL/KH/68/101D, COL/KH/68/100C, schedule of fittings, site plan, photo record, COL/KH/68/11C, COL/KH/68/10C, COL/KH/68/01C, COL/KH/68/00C, COL/KH/68/00C, conservation management plan, COL/KH/68/11D, COL/KH/68/10C, COL/KH/68/201D, COL/KH/68/200C

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:

Design & access statement, COL/KH/68/01C, COL/KH/68/00C, COL/KH/68/101D, COL/KH/68/100C, schedule of fittings, site plan, photo record, COL/KH/68/11C, COL/KH/68/10C, COL/KH/68/01C, COL/KH/68/00C, COL/KH/68/00C, conservation management plan, COL/KH/68/11D, COL/KH/68/10C, COL/KH/68/201D, COL/KH/68/200C

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 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The site is a grade-I-listed detached house of 1816, former home of Romantic bard Keats and positive contributor to the Hampstead Conservation Area, and a neighbouring grade-II-listed library of 1931, a positive contributor to the same conservation area.

The applicant wishes to upgrade security and fire systems within the site.

There is already security and fire equipment and servicing on the site and detailed attention has been paid to reducing the amount where possible, amalgamating some devices, and using existing or more sensitive locations. The fire system will be wireless. A room-by-room schedule has been prepared, giving analysis of each intervention.

While the installation of such material is regrettable, it is considered that there is a need for it. The applicant has had regard to the experience of the contractor with listed buildings.

The proposed works will not harm neighbouring amenity.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021. In dealing with the application, the Council has sought to work with the applicant in a positive and creative way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer