

Application ref: 2024/0387/L
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Paul Vick Architects Ltd
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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: 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 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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 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 and the intervention is in the public interest. The applicant has had regard to the experience of the contractor with listed buildings.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England has declined to be consulted. The site's planning history has been taken into account in

making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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.

- 2 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer