

Filenote 004_Cover Letter

Project: Keats House_Electrical Upgrades
Ref: 800
Date: 16.09.24
Author: FK/PV
Title: **Listed Building Consent Application 2 (amendment) Cover Letter**

LISTED BUILDING CONSENT APPLICATION 2 (amendment) for Keats House and Library, 10 Keats Grove, London, NW3 2RR

Ref: 2023/4484/P & 2024/0387/L

FAO:
Regeneration and Planning
London Borough of Camden
Town Hall, Judd Street
London WC1H 9JE
Cc Nick.Baxter@camden.gov.uk

Dear Sir/Madam

Please find the dropbox link for the Listed Building Consent Application for the above property.

1. Application type

- 1.1 The proposals vary only from existing consents in that they are to the interior of the building and therefore do not constitute development under the Town & Country Planning Act 2005 (see Appendix A).
- 1.2 The existing LBconsent (p.2, informatives, para 5, sentence 2, attached) states *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.*
- 1.3 An enquiry was made to the Conservation Officer, LBCamden (Nick Baxter) 23.08.24 regarding the type of application for this intervention. The officer replied 03.09.24. He appears to advise that a new listed building consent is applicable (rather than a written letter or s72). The application differs from the previous listed building consent of one new drawing and a photograph, as well as this cover letter. This application is under a listed building application.
- 1.4 The overall description of the development consented is not altered:
New fire alarms, intruder alarms and CCTV.

2. Attachments are:

- i. Form
- ii. Listed under the attached information list including:
 - new drawing: Keats Library. Proposed Hub &RCC Locations. KH-L.68.02
 - new photograph Keats Library – Photo. Existing wall in storeroom.

 - Existing consent photo record (p4 is relevant to other end of the store)
 - Relevant existing and proposed consent drawings (COL/KL/68/00, 01, 10, 11)
 - Existing FN_002 Schedule of Fittings with datasheets (p2 item 4, p25-6 are relevant)

These can also be found on the attached link:

<https://www.dropbox.com/scl/fo/qoehrryyihp82a20wmayd/ABNNGjmCNwWLSHy38mOZnss?rlkey=0vios8ajkno7t8qlugd86ed70&st=9sbve3el&dl=0>

3. Detailed Description

3.1 Various electrical works have been consented for Keats House (grade 1) and adjacent Keats Library (grade 2) in relation to electrical upgrades including the fire alarm and CCTV systems (ref 04.03.24 04.03.24 and 2024/0387/L 26.02.24 attached again for ease). This is to reduce the harm

Filenote 004_Cover Letter

and possible existential threat to the grade listed buildings from fire and intrusion. It has also given the opportunity to reduce the impact of the existing systems from unoriginal but necessary interventions on the significant historic fabric eg by reducing sizes of electrical boxes and fittings, omitting wiring through wireless connection and colouring fittings to match the background and relocating fittings to less conspicuous locations.

3.2 After deeper review of the electrical system, the proposed work is to incorporate additional wireless hubs and fused connection hubs into Keats Library internal store (see attached drawing COL/KH-L/68/02). These are required in order to make the system that has been consented work fully. The property is grade 2 listed and therefore locating any additions have been carefully considered to minimise any impact on the significance of the historic asset. The proposed location is on a partition wall that is not original and faces into an existing cupboard, where there are existing as well as consented fittings (see drawings COL/KL/68/00, 01, 10, 11).

3.3 Alternative locations have been considered:

- i. In the entrance hall eg adjacent to the existing doors where another electrical box is consented
- ii. N or s side wall of the cupboard

Both would be on original, solid historic fabric walls and i. would also be unnecessarily more visible within the context of the historic fabric. By way of background, the consented box adjacent to the front doors is necessary to be near the door as it contains the fire panel and needs to be readily accessible to the fire services on arrival. It was moved away from the more visible location in the centre of the hallway where the current fire panel is located thereby reducing the harm to the historic fabric.

- iii. Not undertake the intervention. The consented electrical work would be unworkable. which is an improvement to the existing condition and asset not workable.

This is worse than undertaking the work in terms of the impact on the historic fabric.

3.4 The type of fitting is to match the consented (Existing FN_002 Schedule of Fittings with datasheets p2 item 4 and p25-6 are relevant - attached)

3.5 There is no change proposed in regard to the experience of the contractor selected in respect of listed buildings - the same contractor that is part of the consented scheme will be used.

3.6 The existing consented FN_001 Planning, Design and Access Statement with Historic Assessment is unchanged.

4. Assessment

- i. The proposal is an intervention to a Grade 2 listed building and the impact of the significance of the historic asset must be taken into account.
- ii. The proposal does not extend or alter the significant fabric of the historic building.
- iii. The proposal is not visible from a location that would harm the enjoyment of the historic asset.
- iv. Not undertaking the intervention would be worse for the impact on the historic fabric as the consented scheme which is an enhancement to the current condition would not be workable in its entirety.
- v. The fittings match the type and finish of the consented fittings.

Accordingly, the modest amendment to the scheme should be supported.

5. The Fee. Please will officers confirm the fee payable.

With many thanks,

Filenote 004_Cover Letter

Farisa Khan, for and on behalf of Paul Vick architects

APPENDIX A

EXCERPT from Town & Country Planning Act 1990

<https://www.legislation.gov.uk/ukxi/2015/595/article/2>

55. Meaning of “development” and “new development”.

(1) Subject to the following provisions of this section, in this Act, except where the context otherwise requires, “development,” means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.

F1[(1A) For the purposes of this Act “ building operations ” includes—

- (a) demolition of buildings;
- (b) rebuilding;
- (c) structural alterations of or additions to buildings; and
- (d) other operations normally undertaken by a person carrying on business as a builder.]

(2) The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land—

(a) the carrying out for the maintenance, improvement or other alteration of any building of works which—

- (i) affect only the interior of the building, or
- (ii) do not materially affect the external appearance of the building,

and are not works for making good war damage or works begun after 5th December 1968 for the alteration of a building by providing additional space in it underground;

The proposal only involves the interior of the building and therefore do not involve the development of land under 55 (2) (a) (i)

END