

Application ref: 2024/3965/L
Contact: Nick Baxter
Tel: 020 7974 3442
Email: Nick.Baxter@camden.gov.uk
Date: 24 October 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

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

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

Proposal:

Upgrade of fire alarms, intruder alarms and CCTV systems.

Drawing Nos: COL/KH-L/68/02 (ele), photo existing wall in storeroom, COL/KL/68/00, COL/KL/68/01, COL/KL/68/10, COL/KL/68/11, 809, FN_002 28.09.23

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:

COL/KH-L/68/02 (ele), photo existing wall in storeroom, COL/KL/68/00, COL/KL/68/01, COL/KL/68/10, COL/KL/68/11, 809, FN_002 28.09.23

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 modify a previously consented scheme (2023/4484/P and 2024/0387/L) regarding the renewal of the fire and security systems.

To this end, an additional wireless hub and router devices are to be installed at high level in a cupboard on a non-historic wall.

While the installation of more 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 issued a letter of flexible authority which has been ratified by the secretary of state. 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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