

Delegated Report		Analysis sheet		Expiry Date:		28/10/2013	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Charles Rose				2013/5112/L			
Application Address				Drawing Numbers			
Flat A 4 Keats Grove London NW3 2RT				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations to form new wall and door openings, infill a door and relocate and remove existing partition walls, in connection with the creation of two additional bathrooms to flat at ground and basement levels (Class C3).							
Recommendation(s):		Grant listed building consent					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/a					
CAAC/Local groups* comments: *Please Specify		N/a					

Site Description

4 Keats Grove is a grade II listed building comprising self-contained flats over four floors. It is semi-detached with number 5 Keats Grove on the south side of the Street with the Hampstead Conservation Area.

The subject property Flat 4A consists of the Ground and Basement floors. The garden is accessed from the basement floor door and French doors at either end of the central building and from the ground floor living room of the central building via a balcony to a metal stair.

Relevant History

N/a

Relevant policies

LDF Core Strategy and Development Policies

CS14

DP25

NPPF

Assessment

Listed building consent is sought for internal alterations to form new wall and door openings, infill a door and relocate and remove existing partition walls, in connection with the creation of two additional bathrooms to flat at ground and basement levels (Class C3).

The ground floor of 4A currently consists of three bedrooms 2 bathrooms and a drawing room with a large internal hall and stair down to the basement. The stair is not original. The wall forming the separation between the study bedroom 5 and the hall is not original. The basement currently consist of two bedrooms a kitchen and a dining room.

The proposal is for the ground floor to have a linking new kitchen family room and living room with a self-contained en-suite bedroom on the West side and a cloakroom on the East side. The proposal for the basement is to have 3 en-suite bedrooms and bathrooms with a store and utility area in the old kitchen and boiler rooms at the West end.

The works include changes to the internal layout only. The changes adapt the existing layout to improve the quality of the residential accommodation. The original rooms remain in the same proportion save the basement bedroom 3 which has two bathrooms taken out of it and the inner hall which is reduced in size. The changes do not affect the historic form, proportion or layout of the rooms. The detailed design of the new doors and openings would match the existing original joinery and workmanship.

The works would not harm the architectural and historic interest of the grade II listed house. In this regard the works comply with the relevant policies and should be recommended for approval.