

Delegated Report		Analysis sheet		Expiry Date:		28/09/2010	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Tina Garratt				2010/4158/L			
Application Address				Drawing Numbers			
24 Keats Grove London NW3 2RS				Refer to site notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations to include removal and replacement of drawing room fireplace and conversion of dressing room to shower room to existing dwelling house 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

24 Keats Grove is a Grade II listed building located within the Hampstead Conservation Area. The 2½ storey dwelling sits back from the road within a leafy plot, at the western end on the north side of Keats Grove. The listed building description reads:
“detached house. Early C19. Stucco with bands at 1st floor level and below eaves. Slated roof having projecting eaves. 2 storeys. Double fronted with 3 windows plus 1 window extension at east end. Central square-headed doorway with patterned overlight and panelled door. Recessed sashes; ground floor in shallow arched recesses.”

Relevant History

No previous planning history.

Relevant policies

Replacement Unitary Development Plan 2006

B6 – listed buildings

LDF Core Strategy and Development Policies

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound.

This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter.

However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan

- **CS14**
- **DP25**

Assessment

24 Keats Grove is a Grade II listed building located in the Hampstead Conservation Area. The 2 storey dwelling sits back from the road within a leafy plot, on the north side of Keats Grove at the west end. The listed building description reads:

“detached house. Early C19. Stucco with bands at 1st floor level and below eaves. Slated roof having projecting eaves. 2 storeys. Double fronted with 3 windows plus 1 window extension at east end. Central square-headed doorway with patterned overlight and panelled door. Recessed sashes; ground floor in shallow arched recesses.”

The single storey western side extension was recently re-built as a two storey side extension to match the eastern side extension (planning application reference LWX0002717-8 dated 16-10-2000). The interior comprises a central hallway with staircase leading to first and second floor level with a principal room on either side at both ground and first floors. At ground and first floor, smaller side service rooms are now attached to the main rooms.

The house retains its original layout and much of its internal character. The works proposed include replacement of the sanitaryware, which although is of antique appearance are modern replacements. The addition of Audio & Visual sockets will be replacements of existing sockets i.e. no historic fabric will be removed as a result. The additional piping, ceramic tiling and downlighters proposed will be within the modern side extension at first floor level and will not therefore impact on any historic fabric.

The only potentially contentious issue is the proposal for the replacement of the existing timber Regency style fireplace and mantel with a Regency marble surround and mantel piece at ground floor level. The existing surround is not original and appears to have been inserted at the same time as the skirtings were replaced, albeit done with attention to detail. The proportions of the replacement fireplace reflect the scale of the room and are very similar to the existing timber mantel in scale and design. Accordingly there will be minimal impact on the character and appearance of the interior and no historic fabric will be lost.

None of the proposals would result in the loss of historic fabric or would harm the special interest of the listed building in accordance with B6 of the UDP and CS14 and DP25.

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