

Ms Gillian Scampton  
Pedder & Scampton Architects  
United House  
North Road  
London  
N7 9DP

Application Ref: **2015/1880/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

27 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**3 Keats Grove**  
**London**  
**NW3 2RT**

Proposal:  
Construction of a glazed sunroom on an existing terrace to the rear of the building.  
Drawing Nos: (160/)PL01; PL02; PL03A; PL04; PL05, Photographs as Existing dated 03/09/2014 and Design and Access Statement Issue 2 dated 30/03/2015.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as



possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans (160/)PL01; PL02; PL03A; PL04; PL05, Photographs as Existing dated 03/09/2014 and Design and Access Statement Issue 2 dated 30/03/2015.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

This application relates to an early 19th century terraced grade II listed house that makes a positive contribution to the Hampstead Conservation Area. To the east of the main building is a modern extension which the listing description describes as a "late-C20 two-storey one-window extension to left".

The proposal is to add a glass sun room to the rear terrace of the modern side extension. It would be a modest and well detailed addition that would not be visible from the public realm. The sun room would not involve the loss of historic fabric and is a lightweight, subservient and reversible structure. On this basis, the proposal would not harm the special interest of the listed building and it would preserve the character and appearance of the conservation area.

The proposed extension would have a modest depth of 2.5m, be set in 780mm from the shared boundary with 4 Keats Grove and be glazed. Due to the overall size, height, location, setback and materials used it would not result in a significant loss of light or outlook for the neighbouring occupiers. While the structure would be glazed, it would not materially introduce further opportunities for overlooking in comparison to the existing terrace.

No objections have been received and the sites planning history was taken into account when coming to this decision.

Special regard has been given to the desirability of preserving the listed building, under s.66 of the Listed Buildings and Conservation Areas Act 1990, and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990, both as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5

and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
  
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment