

4 Keats Grove (2014/7932/P & 2015/0125/L)



Site Photos



Existing porch



Lower ground floor rear bay windows to be altered



Neighbouring Georgian style porches



Modern casement window to be removed from third floor

Delegated Report	Analysis sheet		Expiry Date:		10/03/2015		
	N/A		Consultation Expiry Date:		23/03/2015		
Officer			Application Number(s)				
Neil Collins			(i) 2014/7932/P (ii) 2015/0125/L				
Application Address			Drawing Numbers				
4 Keats Grove London NW3 2RT			Refer to draft decision notices.				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
(i) Conversion of 4 flats into 3 flats (1 x 3-bed, 2 x 1-bed), replacement of front porch, and alterations to front and rear fenestration (ii) Replacement of front porch, alterations to front and rear fenestration and internal works to enable conversion							
Recommendation(s):		(i) Grant Full Planning Permission (ii) Grant Listed Building Consent					
Application Type:		(i) Full Planning Permission (ii) Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice displayed 21/01/2015, expires 11/02/2015. Newspaper advert published 22/01/2015, expired 12/02/2015 No responses received					
CAAC/Local groups comments:		Heath and Hampstead Society: Objection. 1. The porch is a charming and engaging feature of the house and contributes to the character of the house and Keats Grove and must not be lost; and 2. The proposed car parking space would result in loss of the front garden and would be damaging to the appearance of the site and the street scene. <i>Officer Response:</i>					

1. *Loss of the porch has been considered by Conservation and Design Officers and is considered to be acceptable. Whilst it is accepted that the existing porch does not detract from the character and appearance of the conservation area, its loss is not considered to be detrimental. Moreover, it is not considered that the porch makes any significant contribution to the special interest of the listed building, the front elevation of which would be returned to the original arrangement, comprising a more appropriate and historically accurate architectural style suitable to preserve the building's special interest.*
2. *The formerly proposed car parking space has been omitted from the proposal at the request of the planning officer due to concerns on the impact upon appearance and the verdant appearance of the site.*

Site Description

The application site is located on the south side of Keats Grove, near to its junction with Heath Hurst Road, and comprises a 3-storey residential building (with additional lower ground floor and accommodation in the roof). The building is Grade II Listed, dating from the early 19th century and has undergone various minor alterations in the late 19th and 20th centuries. It is constructed of yellow stock brick with channelled stucco to the ground floor elevation. The building includes a separate outbuilding at the front of the site, which is linked to the main building via an existing painted timber porch.

The main building is converted into 3 self-contained flats and the outbuilding comprises an additional studio flat. The building is listed Grade II. It is located in the Hampstead Conservation Area and is identified within the Conservation Area Statement as making a positive contribution to the character of the area.

Relevant History

There is no relevant planning history for the site

Relevant policies

NPPF2012

London Plan March 2015 consolidated with amendments since 2011

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

CS15 - Protecting and improving our parks and open spaces & encouraging biodiversity

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP27 – Basements and Lightwells

Camden Planning Guidance (as amended 2013)

CPG1: Design (2014)

CPG4: Basements and Lightwells (2013)

CPG6: Amenity (2011)

Hampstead Conservation Area Statement 2002

Assessment

1.0 PROPOSAL

- 1.1 Planning permission is sought for conversion of the main building from three to two self-contained flats (1 x 3-bed and 1 x 1-bed), while the existing studio will remain.
- 1.2 The proposal also proposes various associated works to the building, including demolition of an existing timber porch, which links the main building to a separate existing structure at the front of the site. A replacement porch is proposed, which would be Georgian in architectural style and would project 3.6m from the front wall of the house, be 3.1m in width and 4.4m in height.
- 1.3 In terms of internal works requiring Listed Building Consent, the application proposes two main alterations, in addition to general conversion works. Lowering of the lower ground floor by 200mm is proposed to provide a more substantial internal head height (from 2.4m to 2.6m).
- 1.4 The proposal has been revised following officer negotiation, in the following ways:
- To omit the proposed off-street car parking space within the front garden;
 - To omit opening up of the loft space via removal of the third floor ceiling; and
 - To reduce the lowering of the lower-ground floor

2.0 ASSESSMENT

2.1 The material considerations for this application are summarised as follows:

- Principal of conversion – loss of residential flat.
- Design and Heritage;
- Standard of residential accommodation; and
- Amenity of neighbouring residential occupants.

2.2 Principal of conversion

2.2.1 The proposal would result in the reduction in the number of existing units. Therefore, policy DP2 is relevant. Given that the application proposes the loss of only one residential unit, the proposal meets the requirements of policy DP2, which only resist the net loss of two or more housing units.

2.3 Design and Heritage

2.3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.3.2 CPG1 design guidance recommends that alterations take into account the character and design of the property and surroundings; windows, doors and materials should complement the existing building.

2.3.3 The conversion of the main house to two flats rather than three, is considered to be beneficial

to the special interest of the listed building, given that it will reinstate much of the original plan layout, whilst only the lower ground floor would be self-contained and partitioned. This would bring about other benefits, such as uncovering stair and joinery details that had been masked through the previous conversion to flats. As such, the internal conversion works are considered to be an improvement to the existing arrangement and are welcomed.

- 2.3.4 The proposed removal of the existing porch is considered to be acceptable given that the porch is a later addition to the house and makes no significant contribution to the special interest of the listed building. Furthermore, loss of the porch would allow the Georgian façade of the building to be better appreciated in street level views. The replacement porch is considered to be appropriate to the listed building in terms of its Georgian architectural style and, subject to approval of detailed drawings required by condition, would protect the special interest of the listed building and preserve the character of the conservation area.
- 2.3.5 The application proposes alterations to the fenestration of the building, including the removal of an incongruous window on the front elevation, which was added at a later date, which is welcomed in the interest of the appearance of the building.
- 2.3.6 The proposed lowering of the lower-ground floor level, as well as alternations to rear facing windows to provide French doors, is not considered to be damaging to the listed building given that much of the original historic fabric has been lost at this level. The lowered height has been reduced at the request of officers for two reasons: to retain a lesser ceiling height than the ground floor in the interest of preserving the historic building hierarchy; and to ensure that underpinning would not be required, which has been demonstrated by the submitted information.

2.3 Standard of proposed residential accommodation

- 2.3.1 The proposed conversion results in a three double bedroom, six person maisonette on the upper floors and a self-contained one double bedroom flat at lower ground floor level. The proposed units would achieve internal areas of 327 sq metres and 90 sq metres (GIA), respectively. As such, the proposed units would meet the Council adopted space standards of 93 sq metres for 6 person units and 48 sq metres for 2 person units.
- 2.3.2 The proposed units would be well arranged and would have a good standard of outlook. Given that the proposal incorporates a reduction in units, details of cycle and refuse storage facilities are not considered to be necessary in this case.

2.4 Amenity of neighbouring residential occupants

- 2.4.1 The proposal is not considered to have any significant impact upon the amenity of neighbouring occupants. The main external alterations would incorporate the removal of a window and the porch structure, which would have no discernible impact in terms of amenity.

2.5 Transport

- 2.5.1 The site has a PTAL of 4 (moderate) which would be suitable for car-free residential development. However, as the proposal would result in the loss of one residential unit it is not considered reasonable to secure the proposed dwelling as car-free as the proposal would not add to parking stress when compared to the existing arrangement.

3.0 Recommendation

3.1 Grant Conditional Planning Permission and Listed Building Consent

DISCLAIMER

Decision route to be decided by nominated members on Monday 13th July 2015. For further information please click [here](#)

Mr Damian Maguire
Sacks Maguire Architects
155A Regents Park Road
London
NW1 8BB

Application Ref: **2014/7932/P**
Please ask for: **Neil Collins**
Telephone: 020 7974 **4215**

8 July 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

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

DECISION

Proposal: Conversion of 4 flats into 3 flats (1 x 3-bed, 2 x 1-bed), replacement of front porch, and alterations to front and rear fenestration

Drawing Nos: 001; 002; 010; 011; 012; 20; 021; 022; 023; 024; 030; 031; 032; 033; 034; 035; 036; 037; 038; 100 Rev A; 110 Rev A; 110D Rev A; 111 Rev A; 111D Rev A; 112 Rev A; 112D Rev A; 120 Rev A; 120D Rev A; 200 Rev A; 200D Rev A; 201 Rev A; 201D Rev A; 202 Rev A; 202D Rev A; 203 Rev A; 203D Rev A; 204 Rev A; 204D Rev A; 300 Rev A; 300D Rev A; 301 Rev A; 301D Rev A; 302 Rev A; 302D Rev A; 303 Rev A; 303D Rev A; 304 Rev A; 304D Rev A; 305 Rev A; 305D Rev A; 306 Rev A; 306D Rev A; 307 Rev A; 307D Rev A; 308 Rev A; 308D Rev, 601 Rev A; 602 Rev A; 610 Rev A; 611 Rev A; 613; 613 Rev A; 700; Door Schedule 1; Door Schedule 2; Design and Access Statement, Prepared by Sacks Maguire Architects, dated December 2014;

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 policies 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: 001; 002; 010; 011; 012; 20; 021; 022; 023; 024; 030; 031; 032; 033; 034; 035; 036; 037; 038; 100 Rev A; 110 Rev A; 110D Rev A; 111 Rev A; 111D Rev A; 112 Rev A; 112D Rev A; 120 Rev A; 120D Rev A; 200 Rev A; 200D Rev A; 201 Rev A; 201D Rev A; 202 Rev A; 202D Rev A; 203 Rev A; 203D Rev A; 204 Rev A; 204D Rev A; 300 Rev A; 300D Rev A; 301 Rev A; 301D Rev A; 302 Rev A; 302D Rev A; 303 Rev A; 303D Rev A; 304 Rev A; 304D Rev A; 305 Rev A; 305D Rev A; 306 Rev A; 306D Rev A; 307 Rev A; 307D Rev A; 308 Rev A; 308D Rev, 601 Rev A; 602 Rev A; 610 Rev A; 611 Rev A; 613; 613 Rev A; 700; Door Schedule 1; Door Schedule 2; and Design and Access Statement, prepared by Sacks Maguire Architects, dated December 2014.

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

- b) Plan, elevation and section drawings, including fascia and cornice, of the new porch at a scale of 1:10;

- c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 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).
- 2 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.

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

Yours faithfully

Director of Culture & Environment

DECISION

Sacks Maguire Architects
155A Regents Park Road
London
NW1 8BBApplication Ref: **2015/0125/L**
Please ask for: **Neil Collins**
Telephone: 020 7974 **4215**

8 July 2015

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent GrantedAddress:
**4 Keats Grove
London
NW3 2RT****DECISION**

Proposal: Replacement of front porch, alterations to front and rear fenestration and internal works to enable conversion

Drawing Nos: 001; 002; 010; 011; 012; 20; 021; 022; 023; 024; 030; 031; 032; 033; 034; 035; 036; 037; 038; 100 Rev A; 110 Rev A; 110D Rev A; 111 Rev A; 111D Rev A; 112 Rev A; 112D Rev A; 120 Rev A; 120D Rev A; 200 Rev A; 200D Rev A; 201 Rev A; 201D Rev A; 202 Rev A; 202D Rev A; 203 Rev A; 203D Rev A; 204 Rev A; 204D Rev A; 300 Rev A; 300D Rev A; 301 Rev A; 301D Rev A; 302 Rev A; 302D Rev A; 303 Rev A; 303D Rev A; 304 Rev A; 304D Rev A; 305 Rev A; 305D Rev A; 306 Rev A; 306D Rev A; 307 Rev A; 307D Rev A; 308 Rev A; 308D Rev, 601 Rev A; 602 Rev A; 610 Rev A; 611 Rev A; 613; 613 Rev A; 700; Door Schedule 1; Door Schedule 2; and Design and Access Statement, prepared by Sacks Maguire Architects, dated December 2014.

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 works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

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

Yours faithfully

Director of Culture & Environment

DECISION