

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**

14 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

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

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.

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