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5 Maidstone Mews
72-76 Borough High Street
London
SE11GN

Application Ref: **2016/6840/P**
Please ask for: **Nora-Andreea
Constantinescu**
Telephone: 020 7974 **5758**

27 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

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

Proposal:
Refurbishment of the porch, replacement of a chimney, alterations to fenestration, landscaping to front and rear, replacement of the rear balustrade to the existing residential building (Class C3).

Drawing Nos:
L01 Rev A; L02 Rev A; EX01 Rev B; EX02 Rev B; EX03 Rev B; EX04 Rev B; EX05 Rev A; EX10 Rev A; EX11 Rev A; EX12 Rev A; EX13 Rev B; EX14 Rev B; EX15 Rev A; EX16 Rev A; EX20 Rev A; EX21 Rev B; EX22 Rev B; EX23 Rev B; A19 Rev A; D01 Rev D; D02 Rev C; D03 Rev C; D04 Rev C; D05 Rev C; D10 Rev C; D11 Rev D; D12 Rev C; D16 Rev C; D20 Rev C; D22 Rev C; D23 Rev C; D100 Rev D; D101 Rev D; D102 Rev D; D103 Rev D; D104 Rev D; D110 Rev D; D111 Rev E; D112 Rev D; D113 Rev D; D120 Rev D; D122 Rev C; D113 Rev D; D116 Rev D; Internal Finishes; Window Schedule; Heritage, Design & Impact Statement February 2017.



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

Condition(s) and Reason(s):

- 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 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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:

L01 Rev A; L02 Rev A; EX01 Rev B; EX02 Rev B; EX03 Rev B; EX04 Rev B; EX05 Rev A; EX10 Rev A; EX11 Rev A; EX12 Rev A; EX13 Rev B; EX14 Rev B; EX15 Rev A; EX16 Rev A; EX20 Rev A; EX21 Rev B; EX22 Rev B; EX23 Rev B; A19 Rev A; D01 Rev D; D02 Rev C; D03 Rev C; D04 Rev C; D05 Rev C; D10 Rev C; D11 Rev D; D12 Rev C; D16 Rev C; D20 Rev C; D22 Rev C; D23 Rev C; D100 Rev D; D101 Rev D; D102 Rev D; D103 Rev D; D104 Rev D; D110 Rev D; D111 Rev E; D112 Rev D; D113 Rev D; D120 Rev D; D122 Rev C; D113 Rev D; D116 Rev D; Internal Finishes; Window Schedule; Heritage, Design & Impact Statement February 2017.

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 samples and manufacturer's specifications of all external facing materials relating to the proposed scheme
 - b) Plan, elevation and section drawings of all new windows including glazing of the porch, at a scale of 1:10 with typical glazing bar details at 1:1.
 - c) Plan, elevation and section drawings with details of the balustrading including the second floor at a scale of 1:10.

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.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

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 Reasons for granting permission:

The application site is a Grade II listed terrace house, which has been subdivided into four flats.

The proposed alterations at the lower ground floor level include the installation of a new door opening and replacement of a window with a door which is considered acceptable.

In relation to the porch, the proposal seeks its refurbishment by replacing the modern PVC glazed roof with a traditional lead roof, whilst retaining its existing configuration. Furthermore the doorways on the north and west side elevations will be replaced with reinstated wood panelling and glazing to match the existing, which are all considered acceptable.

The alterations to the landscaping to the front and rear of the property are appropriate in the context of the parent building and existing landscaping, maintaining its character. External alterations to the balustrading would consist in its retention and refurbishment. New bin area is proposed in the front garden. The alterations to the balustrading and bins are considered acceptable, however further details would be required by means of condition.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 (LB's) and s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of overlooking, loss of privacy, light or outlook.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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 G1, A1, D1, D2, DM1 of Camden Local Plan Submission Draft 2016, the London Plan 2016 and the National Planning Policy Framework 2012.

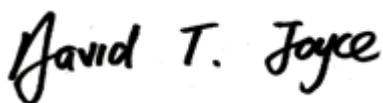
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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.
- 3 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).

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



David Joyce
Director of Regeneration and Planning

