

Your Ref: 2018/5475/P & 2018/5781/L  
Our Ref: HPD/CD/002/Keats  
Date: 29 December 2018

Ms N Constantinescu  
London Borough of Camden  
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Dear Ms Constantinescu,

**RE: 4 KEATS GROVE, LONDON, NW3 2RT – 2018/5475/P & 2018/5781/L**

On behalf of Mr & Mrs J Rosefield, the freehold owner occupiers of 3 Keats Grove (situated immediately adjacent to the abovementioned application site and within the West Hamsptead Conservation Area), we are writing to register our client's comments, in respect of the above applications.

Accordingly, and whilst our client acknowledges that the application proposals are now less contentious than the major basement excavation and communal hydrotherapy pool previously proposed under LPA refs: 2017/5913/P & 2017/6335/L (as appropriately withdrawn), given the site's location in the West Hampstead Conservation Area, the fact that the studio building (the subject of the application proposals) is Grade II Listed, and adjacent to 4 Keats Grove (itself a Grade II Listed building), we would respectfully request that:

- 1) Should the Council be minded to approve these applications that any forthcoming permissions are the subject of formal planning conditions requiring a Construction Management Plan (CMP) to be approved prior to the commencement of development, including any works of demolition. The CMP should include:
  - Details of hours of construction working;
  - Details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated; and
  - A system for the management of complaints from local residents, incorporating a reporting system.
  
- 2) Informatives be applied to stipulate that The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

- Carry out work to an existing party wall;
- Build on the boundary with a neighbouring property; and
- Carry out groundworks within 6 metres of an adjoining building, where appropriate.

We trust that the above is self-explanatory, but should you require any further information or clarification, please do not hesitate to contact Claire Day (020 3633 1678) of this office, in the first instance.

Yours sincerely,



**Claire Day BSc (HONS) MRICS MRTPI**  
DIRECTOR

cc: Mr & Mrs J Rosefield, 3 Keats Grove, London, NW3 2RT