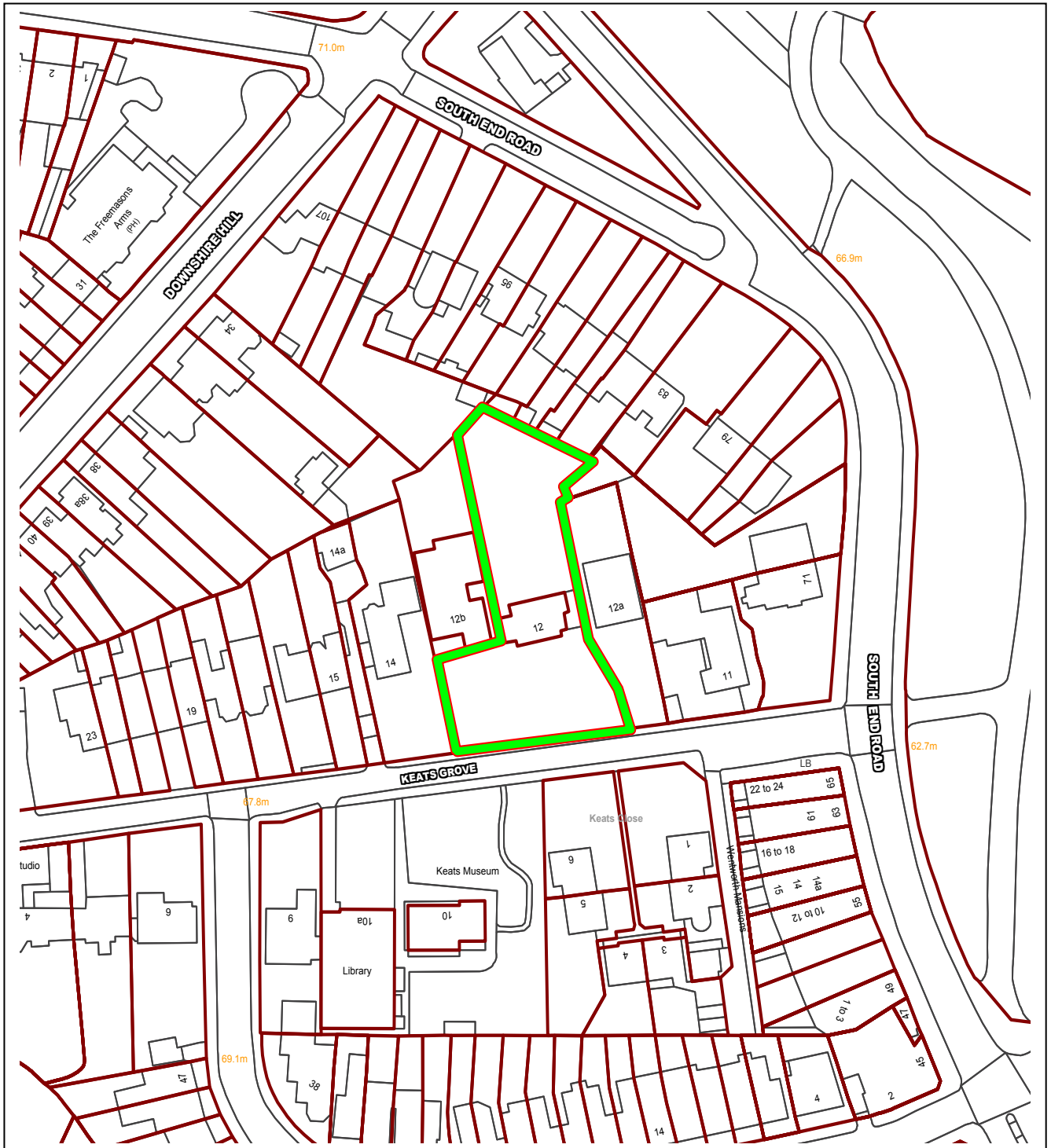


2019/5443/P - 12 Keats Grove, NW3 2RN



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2019/5443/P - 12 Keats Grove, NW3 2RN



1 Front view



2 Existing side garage extension – to be demolished



3. Rear view



4. Front garden landscaping

Delegated Report		Analysis sheet		Expiry Date:	24/01/2020
		N/A		Consultation Expiry Date:	05/01/2020
Officer				Application Numbers	
Thomas Sild				2019/5443/P 2019/5469/L	
Application Address				Drawing Numbers	
12 Keats Grove London NW3 2RN				Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposals					
<p>Enlargement of existing side entrance porch at ground and lower ground floor levels including excavation, replacement front door and alteration to surrounding fenestration; Erection of single storey plus basement side extension including excavation (following demolition of existing garage extension); Replacement window frames to all elevations; Removal and reapplication of external render: Front and rear garden landscaping including the erection of two garden outbuildings (following demolition of existing structures), front garden side boundary wall and bin store. Alterations to front boundary wall including infilling of vehicle gate and formation of new pedestrian gate.</p> <p>Listed building consent includes the following: Internal works including: Internal alterations including the removal of later internal finishes/details, restoration, alterations to the plan form, installation of comfort cooling system</p>					
Recommendation:		Grant conditional Planning Permission subject to s106 legal agreement Grant conditional Listed Building Consent			
Application Types:		Full planning permission Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Public consultation:	No. of responses	2	No. of objections No. of comments No. of support	1 1 0
Summary of consultation responses:	<p>Site notices were displayed on 05/12/2019 and 06/12/2019 (expiring on 27/12/2019 and 28/12/2019 respectively) and press notices were displayed on 12/12/2019 (expiring on 05/01/2019).</p> <p>An objection was received on the grounds summarised below:</p> <ol style="list-style-type: none"> 1. Can the house include a plaque informing the public that it is a residence of a former prime minister 2. Concern over basement works impacting on neighbouring properties, and request for a Basement Construction Plan <p><u>Officer response:</u></p> <ol style="list-style-type: none"> 1. <i>Whilst the Council is supportive of historic preservation, the requirement for a plaque cannot be enforced as part of this planning application.</i> 2. <i>The independent Basement Impact Assessment audit has not identified the need for a Basement Construction Plan (see section 5.4 of this report).</i> 			
Councillors:	<p><u>Councillor Higson</u></p> <ol style="list-style-type: none"> 1. Concern regarding the proposed basement's impact on neighbours <p><u>Officer response:</u></p> <ol style="list-style-type: none"> 1. <i>Advised that the application would be subject to the findings of a Basement Impact Assessment audit in line with Local Plan and Hampstead Neighbourhood Plan policy.</i> 			
CAAC/Local group comments:	<p><u>Hampstead Conservation Area Advisory Committee (CAAC)</u></p> <p>Objection on the basis of:</p> <ol style="list-style-type: none"> 1. Concern and objection to the proposed changes to the landscaping and boundary wall demolition 2. Provision of vehicular access on site is against Camden and HNP policies <p><u>Officer response:</u></p> <ol style="list-style-type: none"> 1. <i>See section on design and heritage</i> 2. <i>See section on transport</i> <p><u>Heath & Hampstead Society</u></p> <p>Objection on the basis of:</p> <ol style="list-style-type: none"> 1. Basement development would cause damage to the house 2. Proposed side extension does not visually enhance the house, the side wings should be related to each other, proposed extension roof 			

should be hidden

3. Fully glazed extension would be subject to overheating

Officer response:

1. See section on basement development
2. See section on design and heritage
3. See section on sustainability

Site Description

12 Keats Grove is a Grade II listed 3 storey (plus loft level) detached dwellinghouse dating to the early nineteenth century. The building is located within a residential area within the Hampstead Conservation Area.

The building has been altered and extended over time. The current side garage extension was erected circa 2001.

Relevant History

- **June 2001** - PWX0102073 granted permission for alterations, including the erection of a replacement single storey side extension at lower ground floor level to accommodate a garage and gymnasium, and provision of a new vehicular entrance with gates off Keats Grove.
- **January 2000** - PW9902652 granted permission for replacement of the existing timber gates with metal railing gates

Relevant policies

National Planning Policy Framework, 2019

The London Plan 2016

London Plan (Intend to Publish) 2019

Camden Local Plan 2017

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

Camden Supplementary Planning Guidance

Amenity (2018)

Altering and extending your home (2019)

Design (2019)

Hampstead Conservation Area Statement

Hampstead Neighbourhood Plan (2018)

DH1 Design

DH2 Conservation areas and listed buildings

NE2 Trees

BA1 Basements

1. Proposal

1.1 Planning permission and listed building consent is sought for the following:

- Enlargement of the existing side entrance porch at lower and raised ground floor levels
- Replacement of modern front door and surrounding fenestration
- Erection of single storey, plus basement side extension, following demolition of existing garage extension
- Replacement of windows to all elevations
- Removal of modern render and replacement with lime render
- Alterations to front boundary wall including infilling of vehicle gate and formation of new pedestrian gate
- Erection of front garden side boundary wall, bin store and electric car charging point
- Erection of 2 rear garden outbuildings
- Installation of 3 air conditioning units to rear garden

1.2 Listed building consent also includes the internal alterations including the removal of later internal finishes/details, restoration, alterations to the plan form, and the installation of a comfort cooling system

2. Revisions

2.1 The following revisions were received during the course of the application:

- The proposed side extension has been set back a further 200mm behind the front building line to reduce its dominance.
- The door opening between principal front rooms at upper ground level was omitted
- Proposed fireplace in the porch entrance was omitted
- Proposed extension steps revised
- Service routes for the cooling system were moved to an area where there is existing servicing

3. Assessment

3.1 The main material planning issues for consideration are:

- Design, conservation and heritage
- Basement development
- Neighbour amenity
- Transport

- Sustainability
- Trees

4. Design and heritage

- 4.1 The Council's design policies are aimed at achieving the highest standard of design in all development. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and form and scale of the neighbouring buildings, and the quality of materials to be used. Within areas of distinctive character or adjacent to one, development should reinforce those elements which contribute to and create the character, in line with policy D2.
- 4.2 The existing side porch would be enlarged to the rear at both upper and lower ground level. This change is considered to be minor and would not impact the balance nor overall aesthetic of the porch and its relationship to the main house.
- 4.3 The existing garage extension would be demolished and replaced by a largely glazed side extension across lower ground and upper ground floors. The extension would be set back 800mm from the frontage which would enable it to be read as subordinate to the main house.
- 4.4 The proposals include the removal of the modern timber window frames, which are not considered to contribute positively to the building's historic character, and replacement with appropriately detailed frames. Likewise the proposed replacement of the front door and surrounding fenestration is considered an enhancement. Further details of these elements shall be secured by condition.
- 4.5 The modern vehicle gate in the front boundary would be removed and the opening significantly reduced. A new pedestrian gate would be inserted into the wall including a brick arch above. On balance, these changes are considered to enhance the front boundary appearance and further details of the brickwork and methodology for construction shall be secured by condition in order to ensure acceptable works and an appropriate finish.
- 4.6 The existing render is a poor quality modern addition. Its replacement with scored lime render would be a significant enhancement to the building's historic character however there is a risk that the removal will damage the materials underneath. As such a condition is required for test areas to be carried out for review by the Council's conservation officer.
- 4.7 The proposed rear garden outbuildings would replace existing structures. Their overall scale, form and style is considered appropriate in the context of the garden space and would not harm the setting of the house. A planning condition would be attached to ensure these outbuildings remain in incidental use to that of the main house.
- 4.8 The proposed cooling system includes plant to the rear garden. The plant enclosure is discreet and would not significantly impact the setting of the house. Internally, service runs have been revised to sit in an area of the house with existing servicing so as to minimise direction to historic fabric.
- 4.9 The proposed internal alterations have been reviewed by the Council's Conservation Officer and following revisions as previously outlined, are considered acceptable subject to further details to be provided by condition.
- 4.10 The existing landscaping scheme is believed to date to the last substantial changes to the house circa 2001. This landscaping at present is not considered to add to the special interest or support the setting of the house. The proposed landscaping would introduce a softer approach, more appropriate to the original character of the building as a country house, with vehicles kept away from the immediate frontage.
- 4.11 Special regard has been attached to the desirability of preserving the listed building and

its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4.12 Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

5. Basement development

5.1 The Council only permits basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area; the architectural character of the building and the significance of heritage assets.

5.2 The house currently includes a lower ground level. The proposal would extend floorspace at this level, including excavation either side. This scale of basement extension is considered appropriate in its impact on the building's historic character.

5.3 The proposed excavation would sit almost entirely under the house's existing built footprint and complies with guidance in CPG Basements.

5.4 The applicant has supplied a Basement Impact Assessment (BIA) and this has been audited by the Council's appointed independent auditor, Campbell Reith. The proposed basement development has been found to comply with all necessary requirements in relation to its impact on surroundings. Given the scale, complexity and impact of this proposal, the audit has not identified the need for a basement construction plan.

5.5 In order to safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area, the Council would secure by planning condition, details of a suitably qualified chartered engineer with membership of the appropriate professional body to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works.

6. Neighbour amenity

6.1 Within the Camden Local Plan policies, policy A1 seeks to ensure that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy and overlooking, noise and vibration and odour.

6.2 The proposed side extension would sit largely on the same footprint as the existing garage extension, but would rise up in part between 0.5m and 1.4m in height along the boundary with no. 12A. This height is not considered to unduly impact the amenity of the neighbouring occupants through loss of outlook, daylight or visual privacy.

6.3 All replacement windows would sit within existing openings and no new opportunities for overlooking would result.

6.4 The acoustic impact of the proposed air conditioning plant has been reviewed by the Council's Environmental Health officer and found to be acceptable in its impact subject to conditions limiting its noise impact to within specified limits.

6.5 Given the above, the proposal is considered not to result in undue harm to the residential amenities of neighbouring properties.

7. Transport

7.1 There is an existing vehicle crossover to the site and off street parking capacity for approximately four vehicles. The proposed changes to the driveway would provide space for 3

vehicles and as such would result in a reduction in off street parking provision compared with the existing situation. The proposals would therefore comply with both Camden Local Plan policy T2 and Hampstead Neighbourhood Plan policy TT1.

8. Sustainability

- 8.1 Local Plan policy CC2 states that all development should adopt appropriate climate change adaptation measures such as measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.
- 8.2 The use of natural ventilation is not currently sufficient to reduce heat build up to the upper floor bedrooms. The host building is listed and opportunities to change layouts/orientations/ceiling heights, or increase thermal masses are highly limited. Other measures such as window blinds would have limited impact.
- 8.3 On balance, it is considered that the scope for passive measures to control excess heat at this property, given its heritage constraints, is limited. Given this context, it is considered that the proposal for air conditioning is acceptable in this instance.
- 8.4 The proposed kitchen extension would be largely glazed and concerns have been raised in relation to opportunities for overheating through solar gain. The applicant has supplied an overheating report which demonstrates that passive measures such as high specification solar factor glass and window and rooflight opening would be sufficient to maintain temperatures within an acceptable range without the need for mechanical cooling.

9. Trees

10. There are a number of trees on and surrounding the site which may be impacted by the external works. In order to safeguard trees, the Council will require by planning condition prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing.
11. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

12. Recommendation

- i. Grant conditional planning permission
- ii. Grant listed building consent

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 24th February 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2019/5443/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 18 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Chris Dyson Architects
1 Fashion Street
London
E1 6LY
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**12 Keats Grove
London
NW3 2RN**

DECISION

Proposal: Enlargement of existing side entrance porch at ground and lower ground floor levels including excavation, replacement front door and alteration to surrounding fenestration; Erection of single storey plus basement side extension including excavation (following demolition of existing garage extension); Replacement window frames to all elevations; Removal and reapplication of external render; Alterations to front boundary wall including infilling of vehicle gate and formation of new pedestrian gate; front garden side boundary wall and bin store; Front and rear garden landscaping including the erection of two garden outbuildings (following demolition of existing structures); Installation of 3 air conditioning units to rear garden.

Drawing Nos: 0010; 0011; 0000; -0000; 0001; 0002; 0003; 0100; 0101; 0200; 0201; 1010 Rev 01; 1011 Rev 01; 1000 Rev 01; -1000 Rev 01; 1001 Rev 01; 1002 Rev 01; 1003 Rev 01; 0110 Rev 01; 1100 Rev 01; 1101 Rev 01; 1102 Rev 01; 1200 Rev 01; 1201 Rev 01; 1400 Rev 01; 1600 Rev 01; 1601 1:25 Rev 01; Structural Engineer's Basement Impact Assessment ref 28570

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 0010; 0011; 0000; -0000; 0001; 0002; 0003; 0100; 0101; 0200; 0201; 1010 Rev 01; 1011 Rev 01; 1000 Rev 01; -1000 Rev 01; 1001 Rev 01; 1002 Rev 01; 1003 Rev 01; 0110 Rev 01; 1100 Rev 01; 1101 Rev 01; 1102 Rev 01; 1200 Rev 01; 1201 Rev 01; 1400 Rev 01; 1600 Rev 01; 1601 1:25 Rev 01; Structural Engineer's Basement Impact Assessment ref 28570

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

- 3 (a) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the Council.

(b) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the Council.

In all cases the background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 Prior to use, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Notwithstanding the approved drawings and support documents, full details of the proposed front garden boundary wall alongside 12B Keats Grove, including elevation and section drawings, shall be submitted to and approved in writing by the Council.

Reason: To safeguard the appearance and setting of the building and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 6 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 8 The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment hereby approved, including but not limited to the monitoring requirements therein and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 0.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941)
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning

Chris Dyson Architects
1 Fashion Street
London
E1 6LY
United Kingdom

Application Ref: **2019/5469/L**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

18 February 2020

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
12 Keats Grove
London
NW3 2RN

DECISION

Proposal: Enlargement of existing side entrance porch at ground and lower ground floor levels including excavation, replacement front door and alteration to surrounding fenestration; Erection of single storey plus basement side extension including excavation (following demolition of existing garage extension); Replacement window frames to all elevations; Removal and reapplication of external render: Front and rear garden landscaping including the erection of two garden outbuildings (following demolition of existing structures), front garden side boundary wall and bin store. Alterations to front boundary wall including infilling of vehicle gate and formation of new pedestrian gate. Internal works including: Internal alterations including the removal of later internal finishes/details, restoration, alterations to the plan form, installation of comfort cooling system.

Drawing Nos: 0010; 0011; 0000; -0000; 0001; 0002; 0003; 0100; 0101; 0200; 0201; 1010 Rev 01; 1011 Rev 01; 1000 Rev 01; -1000 Rev 01; 1001 Rev 01; 1002 Rev 01; 1003 Rev 01; 0110 Rev 01; 1100 Rev 01; 1101 Rev 01; 1102 Rev 01; 1200 Rev 01; 1201 Rev 01; 1400 Rev 01; 1600 Rev 01; 1601 1:25 Rev 01; Structural Engineer's Basement Impact Assessment ref 28570.

Executive Director Supporting Communities



The Council has considered your application and decided to grant 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 development hereby permitted shall be carried out in accordance with the following approved plans: 0010; 0011; 0000; -0000; 0001; 0002; 0003; 0100; 0101; 0200; 0201; 1010 Rev 01; 1011 Rev 01; 1000 Rev 01; -1000 Rev 01; 1001 Rev 01; 1002 Rev 01; 1003 Rev 01; 0110 Rev 01; 1100 Rev 01; 1101 Rev 01; 1102 Rev 01; 1200 Rev 01; 1201 Rev 01; 1400 Rev 01; 1600 Rev 01; 1601 1:25 Rev 01; Structural Engineer's Basement Impact Assessment ref 28570.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 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 of all new fireplaces;
 - b) Samples and/or manufacturer's details of all new external facing materials;
 - c) Details of new balustrades at a scale of 1:10, including materials, finish and method of fixing into the rear elevation of the host listed building;
 - d) Plan, elevation and section drawings of all new doors, including jib doors and external gates at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1;
 - e) Plan, elevation and section drawings of all new windows and rooflights at a scale of 1:10 with typical glazing bar details at 1:1;
 - f) Plan, elevation and section drawings of all new joinery, including cornice, dado, panelling and skirting at a scale of 1:10 with typical details at 1:1;
 - g) Layout floor plans of all new service runs at 1:10, and sections showing typical notching at a minimum scale 1:5;
 - h) Details of new hard landscaping including materials of new steps and paths;
 - i) Colour of the paint to be used on the kitchen extension and all external joinery, including windows and doors;
 - j) Sample panel of new brickwork which shows the colour, texture, facebond and pointing;

k) A specification for the internal lath and plaster to be used, including mix, number of coats, final surface texture.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 Notwithstanding the approved drawings and support documents, no works to remove render to the external facades of the host listed building is authorised by this consent without prior approvals of details. Those details shall include the submission of a detailed method statement and undertaking of sample trial areas and shall be submitted to and approved in writing by the Council as local planning authority before the work is begun and the work shall be carried out in accordance with such approved proposals.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 6 Before works begin, a sample panel of new render shall be provided on site showing the proposed render mix, final surface texture and colour, scored lines and approved in writing with the Local Planning Authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 7 Prior to the commencement of works, a method statement, including details of removal, dismantling of sections of the brick boundary wall shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning