

Application ref: 2020/1268/L
Contact: Anna Foreshew
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Date: 9 June 2020

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
22 Keats Grove
London
NW3 2RS

Proposal:
Approval of Details of Condition 4 (roof slate sample) required by Listed Building Consent 2019/6211/L.

Drawing Nos: Photograph of Penrhyn Welsh Slate

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 This application seeks approval of Condition 4 of listed building consent ref. 2019/6211/L granted 03/03/2020. Condition 4 requires submission to the Council of the proposed new roof slate to match the shape, size, colour and texture of the existing historic slates.

Photographs showing different roof slate options have been provided and

assessed. The sample of the Penrhyn County Welsh slate is considered to be the most appropriate for the building's character, and has been agreed on. There are slight variations in widths of the historic roof slates, and the new slates will reflect this. The proposals will preserve the special interest of this Grade II listed building, and the Hampstead conservation area.

The site's planning history has been taken into account when making this decision.

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.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer