

Application ref: 2020/1805/L
Contact: Nick Baxter
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Date: 29 June 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Richard Griffiths Architects
5 Maidstone Mews
72-76 Borough High Street
London
SE11GN

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
4 Keats Grove
London
NW3 2RT

Proposal:

Internal alterations to partitions, doors, floors, ceilings, cornices and architraves, new ceiling to the stables and alterations to second floor of main house, refurbishment of porch, alterations to fenestration, landscaping to front and rear, replacement of chimney, replacement of rear balustrade.

Drawing Nos: 51659 (joist plan), L200 rev A (front elevation), L202 rev A (rear elevation), A100 (floor types proposed), 4531/M/005 P4 (LGF), 4531/M/006 P4 (GF), 4531/M/007 P4 (1F), 4531/M/008 P4 (1F)A511 (boiler), L130, L131, L132, L133 (flooring)

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 The applicant wishes to discharge conditions 4e, 4f and 4g of 2016/7148/L

e) Details of any proposed alterations of the flooring, including strengthening at a scale of 1:10.

The applicant has provided a diagram showing an additive technique of strengthening floors using noggins. Two joists are to be replaced like for like and one trimmer replaced with two extensions. The surviving floorboards are said to be in poor condition so are being consolidated on the upper floors.

f) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.

The applicant has supplied updated drawings showing the direction of the joists and revealing that the pipework generally runs between them. It is understood that the house's previous subdivision means that there are many existing notches, so that no new ones need to be created.

g) Details of external services, vents, flues, rainwater goods and SPV.

The applicant proposes to remove a large quantity of redundant drainage from the elevations, as well as numerous outlets and vents. The extent of outlets he proposes to reinstall, which would usually be unacceptable, but will in this case generally use existing apertures and is likely to represent an improvement. They will be covered with traditional air bricks/grilles. Several proposed high-level external lights have been removed from the application.

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

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 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).
- 3 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.
- 4 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.

- 5 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.

- 6 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.

- 7 You are reminded that conditions 4a, b, c, d and h require details to be submitted and approved.

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 positioned in the upper left corner of the page.

Daniel Pope
Director of Economy, Regeneration and Investment