

Application ref: 2020/3585/L  
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Date: 26 November 2020

**Development Management**  
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Milk Studio + MDA  
29 Redan Street  
London  
W14 0AB

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**12 Keats Grove**  
**London**  
**NW3 2RN**

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. (Revision to ref. 2019/5469/L)

Drawing Nos: 0010; 0011; 0002; 0003; 0200; 0201; 1002 Rev 01; 1003 Rev 01; 0110 Rev 01; 1102 Rev 01; 1201 Rev 01; 1400 Rev 01; 1600 Rev 01; 1601 1:25 Rev 01; KEA\_12\_001; KEA\_12\_002; KEA\_12\_003; KEA\_12\_004; KEA\_12\_005; KEA\_12\_006; KEA\_12\_007; KEA\_12\_100\_RevA; KEA\_12\_101\_RevA; KEA\_12\_102\_RevB; KEA\_12\_103; KEA\_12\_200\_RevC; KEA\_12\_300; KEA\_12\_301; Ground Investigation and basement impact assessment report by GEA dated 6/8/20; Structural Engineer's Basement Impact Assessment by Price and Myers dated Aug 2020 and Basement Impact Assessment Audi Rev. F1 t by Campbell Reith dated Nov 2020.

The Council has considered your application and decided to grant Listed Building 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; 0002; 0003; 0200; 0201; 1002 Rev 01; 1003 Rev 01; 0110 Rev 01; 1102 Rev 01; 1201 Rev 01; 1400 Rev 01; 1600 Rev 01; 1601 1:25 Rev 01; KEA\_12\_001; KEA\_12\_002; KEA\_12\_003; KEA\_12\_004; KEA\_12\_005; KEA\_12\_006; KEA\_12\_007; KEA\_12\_100\_RevA; KEA\_12\_101\_RevA; KEA\_12\_102\_RevB; KEA\_12\_103; KEA\_12\_200\_RevC; KEA\_12\_300; KEA\_12\_301; Ground Investigation and basement impact assessment report by GEA dated 6/8/20; Structural Engineer's Basement Impact Assessment by Price and Myers dated Aug 2020 and Basement Impact Assessment Audi Rev. F1 t by Campbell Reith dated Nov 2020.

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.

- 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 begins, 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 Reason for granting:

12 Keats Grove is a grade II listed building built in early 19th century. Planning ref. 2019/5469/L granted permission for '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'.

This application seeks to increase the height of the side basement and alter the fenestration at ground floor approved in the previous application. The originally proposed front lightwell was removed following feedback from the Conservation Team as it considered to harm the character and appearance of the listed host property. The basement floor would be lowered by 0.38m, resulting in excavation of 3.3m below ground level which still complies with basement guidance. It will not alter the above ground appearance of the basement. The fenestration alterations are of a similar style to that already approved and they are acceptable. Internally the access to the bathroom has been altered so that it can be accessed from the first floor landing.

The proposed amendments are considered to be of an acceptable design quality and overall result in minor changes to the approved scheme. They are not considered to cause harm to the grade II building's special interest or setting, or to the conservation area. The Council's Conservation Officer has assessed the revised proposal and does not object.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to 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 proposed development is in general accordance with policy D2 of the Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2016 and 2019 (intended to publish), and the National Planning Policy Framework 2019.

- 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.

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 quadrant of the page.

Daniel Pope  
Chief Planning Officer