



KEG/X/HS/01  
17 December 2020

## **17 KEATS GROVE, LONDON NW3 2RS**

### **HERITAGE STATEMENT**

#### **1.0 INTRODUCTION**

This Heritage Statement has been prepared to support an application for Listed Building Consent for the installation of a free-standing studio in the rear garden of the property.

This statement should be read in conjunction with the Design and Access Statement, and drawings and documents included in support of the application.

#### **2.0 THE HERITAGE ASSET**

17 Keats Grove is a semi-detached Grade II listed building and its lawful use is residential. The proposed garden studio would be ancillary to the main house. There is no work proposed to the main house.

#### **3.0 PROPOSAL**

Listed consent and planning permission is sought for a single room studio building positioned towards the rear of the rear garden, along the east boundary wall. Refer to photo 1 below.

The proposal takes its steer from the recently consented contemporary glazing of the rear elevation of the main house. The garden studio is accessed via double-glazed sliding doors, consistent with the main house. Timber-clad external walls and a planted green roof aim to make the proposed studio building congruous with its garden setting.



Photo 1 – view of raised terrace at the rear of the property, studio would be located on the right hand side.