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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for listed building consent for alterations, extension or demolition of a listed building.

Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text" value="12"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Keats Grove"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW3 2RN"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="527126"/>
Northing (y)	<input type="text" value="185730"/>

Description

2. Applicant Details

Title	<input type="text"/>
First name	<input type="text" value="Kylie"/>
Surname	<input type="text" value="Richardson"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Flat 2 Thurlow Rd"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>

2. Applicant Details

Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="NW3 5PH"/>
Are you an agent acting on behalf of the applicant? <div><input checked="" type="radio"/> Yes <input type="radio"/> No</div>	
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text"/>
First name	<input type="text" value="Catherine"/>
Surname	<input type="text" value="du Toit"/>
Company name	<input type="text" value="51 architecture"/>
Address line 1	<input type="text" value="1a Cobham Mews"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="NW1 9SB"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Has the development or work already been started without consent?

☐ Yes ☒ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

5. Listed Building Grading

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☐ Yes ☒ No

7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☒ Yes ☐ No

If Yes, please describe and include the planning application reference number(s), if known:

2020/3585/L 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)

2019/5443/P. Approved 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; 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.

2020/5135/P Details of chartered engineer required by condition 7 of planning permission 2019/5443/P dated 26/02/2020 (as amended by 2020/3584/P dated 26/11/20) for excavation of basement and extensions with external alterations.

2021/0291/L and 2021/0026/P are for for the release of conditions relating to internal and external render.

Current applications are for the release of condition 4g for service runs and variations to condition 7 on the boundary wall.

8. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes ☒ No

9. Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

☒ Yes ☐ No

b) works to the exterior of the building?

☒ Yes ☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☐ Yes ☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☐ Yes ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

As part of the preparation for the approved roof light detail design, 51 architecture undertook a wider survey of the existing roof with Tim Lucas of Price & Myers as some damage was noted in that area. What was uncovered was extensive damage caused by historic changes to the original roof structure, which is itemised in the Structural Inspection Report with Price & Myers' proposal for remediation. We intend to replace the roof felt with like for like also, and to reuse existing roof tiles where possible and repair any broken roof tiles with like for like. The following documents are attached to provide detailed evidence for the proposed repair work.

28412 12 Keats Grove Existing Roof Structural Inspection Report
5000_12 Keats Grove_Loft Survey
5001_12 Keats Grove_Loft Survey
5002_12 Keats Grove_Loft Survey
5003_12 Keats Grove Rooflight

10. Materials

Does the proposed development require any materials to be used?

☒ Yes ☐ No

10. Materials

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
Roof covering	Rafters, wall plates and purlins, roofing felt, slate tiles, conservation grade rooflight.	Slow grown pine or Douglas fir replacement rafters, wall plates and purlins, like for like roofing felt to match existing, reuse of existing tiles and replacement like for like for any that may be damaged, new conservation grade rooflight to replace existing.

Are you submitting additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

28412 12 Keats Grove Existing Roof Structural Inspection Report
5000_12 Keats Grove_Loft Survey
5001_12 Keats Grove_Loft Survey
5002_12 Keats Grove_Loft Survey
5003_12 Keats Grove Rooflight

11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

13. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

14. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

15. Certificates

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person role

15. Certificates

- ☐ The applicant
☒ The agent

Title	<input type="text"/>
First name	<input type="text" value="Catherine"/>
Surname	<input type="text" value="du Toit"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="26/03/2021"/>

☒ Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	<input type="text" value="26/03/2021"/>
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