

Application ref: 2021/1480/L
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Date: 9 June 2021

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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www.camden.gov.uk/planning

51 architecture
1a Cobham Mews
London
NW1 9SB
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
12 Keats Grove
London
NW3 2RN

Proposal:
Roof repairs to 12 Keats Grove

Drawing Nos:
Site and Context.pdf
Location Plans(1).PDF
Design and Access Statement.pdf
5000_12 Keats Grove_Loft Survey.pdf
5001_12 Keats Grove_Loft Survey.pdf
5002_12 Keats Grove_Loft Survey.pdf
5003_12 Keats Grove_Rooflight.pdf
28412_12 Keats Grove Existing Roof Structural Inspection Report.pdf

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:

Site and Context.pdf

Location Plans(1).PDF

Design and Access Statement.pdf

5000_12 Keats Grove_Loft Survey.pdf

5001_12 Keats Grove_Loft Survey.pdf

5002_12 Keats Grove_Loft Survey.pdf

5003_12 Keats Grove_Rooflight.pdf

28412 12 Keats Grove Existing Roof Structural Inspection Report.pdf

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 Prior to commencement of works, a detailed design for the reconfigured roof structure specifying which elements from the original roof are to be reused, shall be submitted to and approved in writing by the local planning authority:

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 (and D2 if in CA) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent (delegated):

12 Keats Grove is a detached four-story house constructed around 1818. The house is listed Grade II. The house faces north-south and has gabled walls on its east and west flanks. The roof has a central ridge that runs east-west between the two gables with single pitched roofslopes down to the front and back walls.

Old photographs of the property show that pairs of dormer windows were introduced into both the front and rear roof slopes sometime between 1920

and 1943.

Unfortunately for the roof structure critical elements were removed and other extensive alterations introduced to accommodate the dormer windows, this has resulted in a reduction in the integral strength and loading capability of the roof structure which has deformed significantly as a result.

The alterations have so compromised the roof structure that even after two significant rounds of intervention it remains unstable and without further intervention will continue to deform and ultimately collapse.

Unfortunately, the underlying instability of the current roof structure cannot be rectified by either another round of strengthening, or simply the replacement of existing deformed or fractured elements. Instead what is proposed is to reconfigure the current roof structure, salvage what timbers can be reused and to reconstruct the roof structure along the lines of the original roof structure so that the roof structure is self-supporting.

This approach both creates a functional roof structure that will need no further on-going intervention to stem the current collapse, reintroduces the bracing that gave the original roof structure its inherent stability, whilst at the same time incorporating as many functional elements as possible from the original roof.

After reviewing the submitted details it has been concluded that the proposed works will not further harm the special interest of the Grade II listed building.

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 2021 and the National Planning Policy Framework.

- 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)

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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 be 'DRP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer