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

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
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"/>
Address line 2	<input type="text" value="29 Thurlow Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>

2. Applicant Details

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

3. Agent Details

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

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

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 roof slopes 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.

Reference number

4. Description of the Proposal

2021/1480/L

Date of decision (date must be pre-application submission) 09/06/2021

Please state the condition number(s) to which this application relates

Condition number(s)

4

Has the development already started? Yes No

If Yes, please state when the development was started (date must be pre-application submission) 12/01/2021

Has the development been completed? Yes No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition? Yes No

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Summary of house roof structural design development.pdf
SK400 ROOF REPLACEMENT GA AND DETAILS.pdf
5004 South Elevation Dormer Setting Out_Roof reconstruction.pdf
5005 North Elevation Dormer Setting Out_Roof reconstruction.pdf
5006 Section_West Elevation_Roof reconstruction.pdf
5007 Section_North Elevation_Roof reconstruction.pdf
5008 Section_South Elevation_Roof reconstruction.pdf

7. 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

8. Pre-application Advice

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

9. 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) 09/07/2021