

PROPOSED MINOR AMENDMENTS

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- LGF Proposed Minor Amendments by 51 architecture:**
- A:** Retain use of Lower Ground Floor for family kitchen dining, keeping the current kitchen location. Retain the open plan arrangement of LG-04 and LG-06 for living and informal dining.
 - B:** Renovated guest bathroom opposite family room
 - C:** Enclose laundry in new east extension
 - D:** Add electrical room to new east extension
 - E:** Addition of a bathroom to service the formal dining room space
 - F:** Replace modern terrazzo floor finish with stone flags throughout
 - G:** Omit reopening and reinstating fireplace 4 in Kitchen LG-04 and LG-05 shown on approved drawings. Retain as existing.

51

12 Keats Grove,
Hampstead,
London, NW3 2RN

Project No. 12 Keats Grove

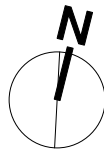
51 architecture
1a Cobham Mews, London NW1 9SB
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Planning Conditions

Proposed Lower Ground

Scale 1:50 @ A1
Drawn by

Issue Notes:



8001

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- UGF Proposed Minor Amendments by 51 architecture:**
- A:** Vary position of sliding doors to enable usable steps to garden due to tree being incorrectly located on previously approved plans
 - B:** Use east extension as a formal dining room with a bar and retain a family kitchen on the Lower Ground Floor
 - C:** Omit proposed roof lights, retain existing window
 - D:** Use British Swaledale honed limestone for flooring in entrance hall
 - E:** Replace existing non original narrow modern boards with historically sympathetic aged oak wide board flooring
 - F:** Use end grain oak floor boards in east extension
 - G:** Use the same natural breathable plaster finish approved for the historic house on interior walls in the east extension
 - H:** Omit reopening and reinstating fireplace in Library LG-05 shown on approved drawings. Retain as existing.

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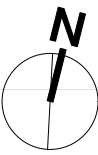
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Planning Conditions

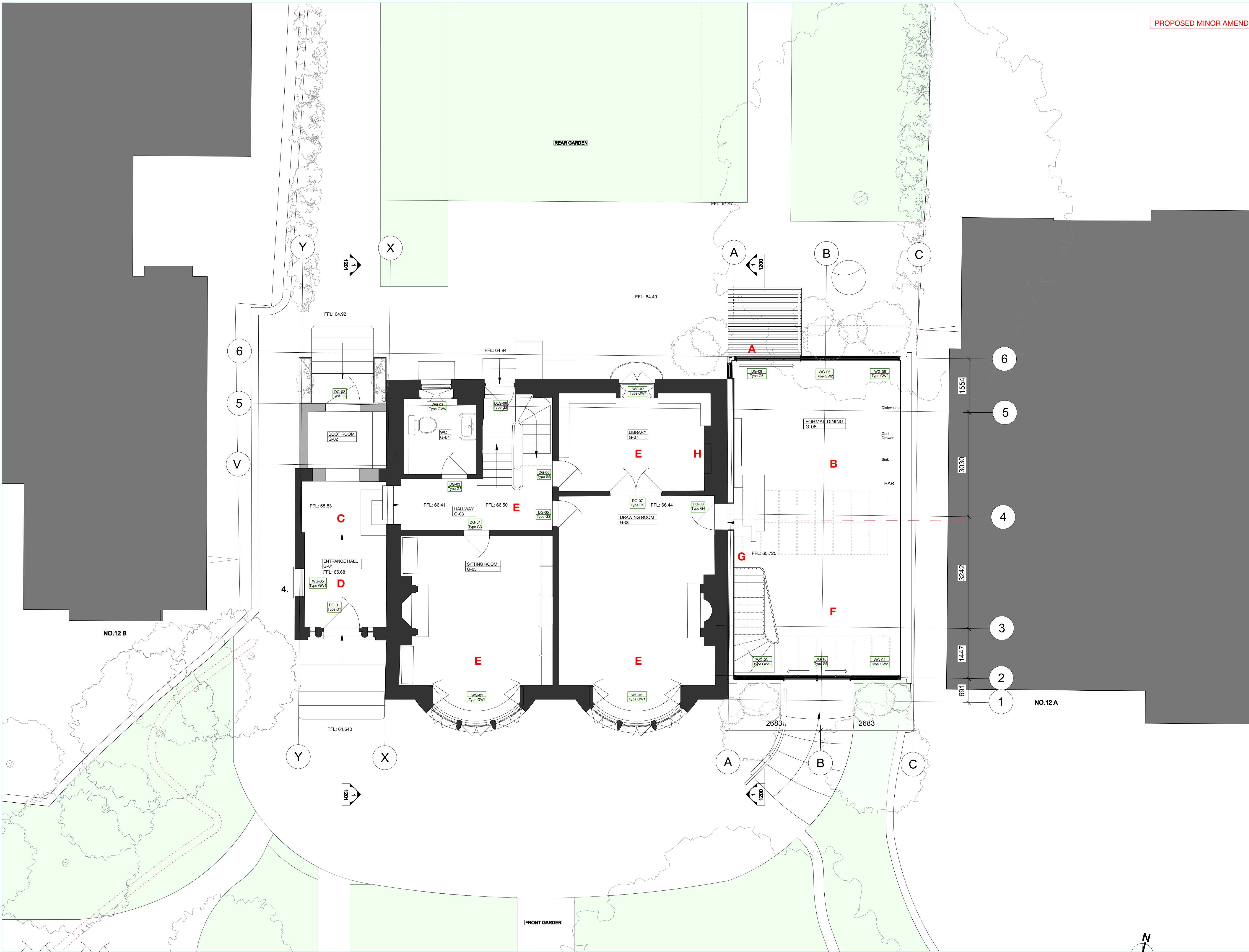
Proposed Upper-Ground Plan

Scale 1:50 @ A1
Drawn by

Issue Notes:

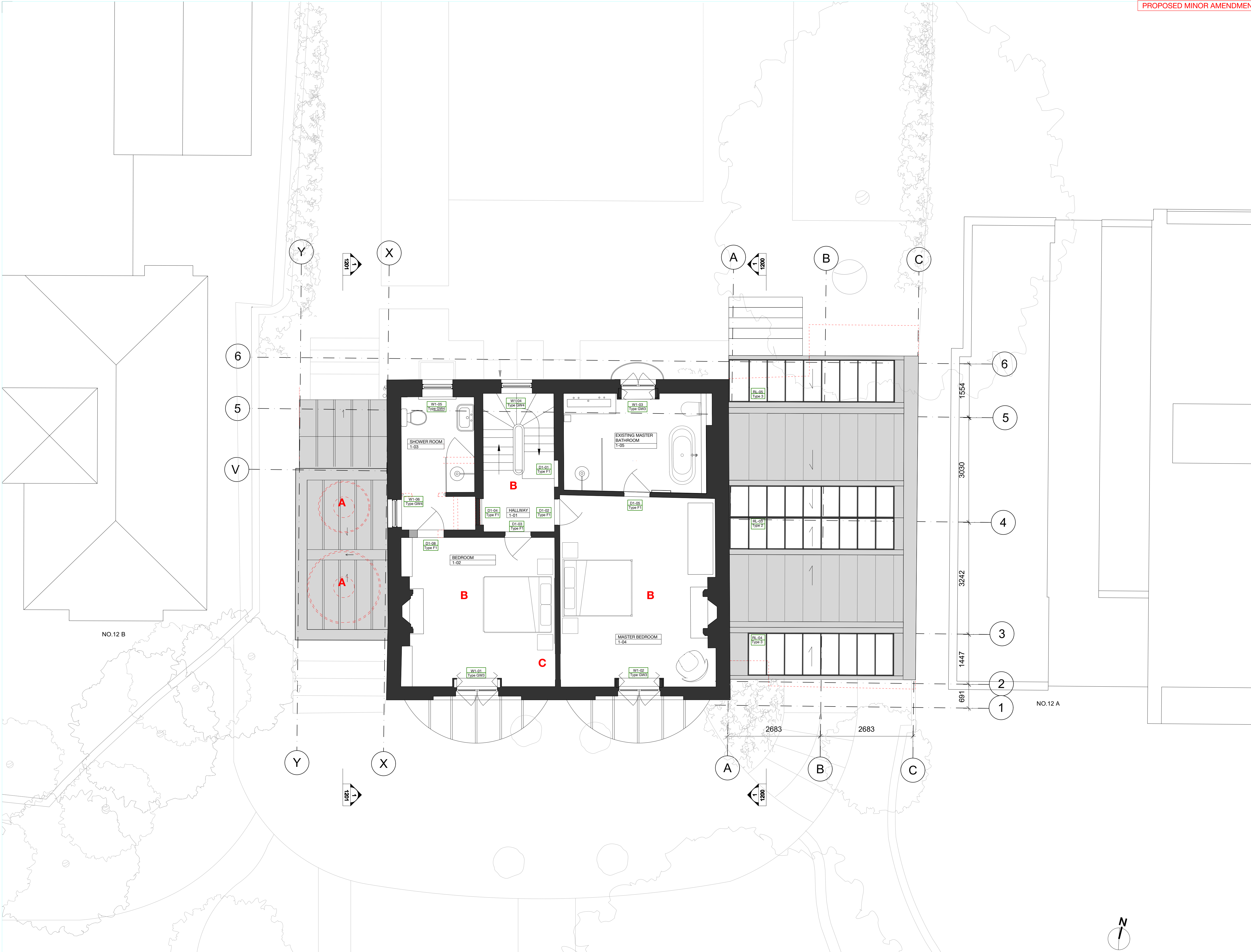


8000



1 Proposed Upper-Ground Floor
Scale: 1:50

0 1 2 3 4 5 6 7 8 9 10
SCALE IN METERS: 1:50@A1, 1:100 @ A3



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1F Proposed Minor Amendments by 51 architecture:

A: Omit proposed roof lights. Roof of bootroom proposed as traditional lead, without adding rooflights approved 2019/5443/P

B: Replace non original floor boards with historically sympathetic aged oak wide board flooring

C: Approved new jib doors removed

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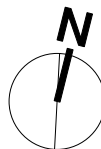
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Planning Conditions

Proposed First Floor Plan

Scale 1:50 @ A1
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2F Proposed Minor Amendments by 51 architecture:

A: Retain current layout of shower room wall so it does not cut window.

B: Replace chipboard flooring with historically sympathetic aged oak wide board flooring.

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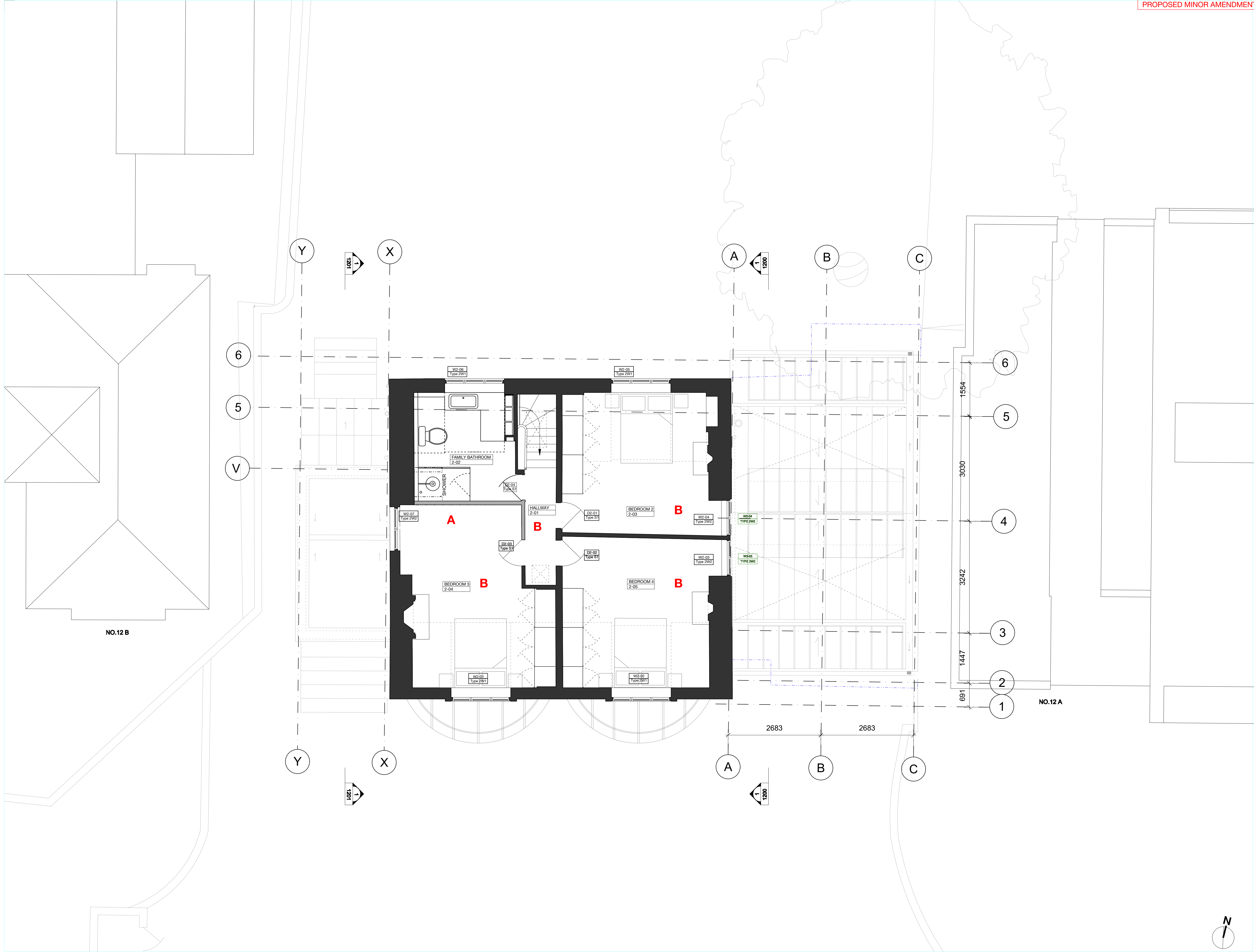
Minor Planning Amendment

Proposed Second Floor

Scale 1:50 @ A1
Drawn by

Issue Notes:

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NOTE: PLEASE SEE APPLICATION FOR DISCHARGE OF STEPS AND EXTERNAL HARD LANDSCAPING CONDITION FOR ADDITIONAL DETAILS

A: Banking up of landscape shown in approved scheme removed in order to avoid major retaining structures at boundary



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Minor Planning Amendment

Proposed South Elevation

Scale 1:50 @ A1
Drawn by

Issue Notes:

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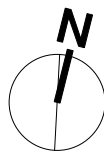
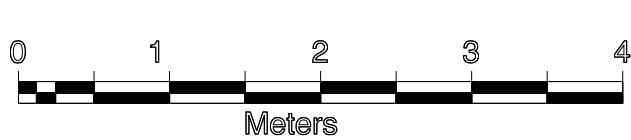
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West Elevation Proposed Minor Amendments by 51 architecture:

A: New 2" cast iron RWP draining lead roof above entry.



1 Proposed West Elevation
Scale: 1:50



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NOTE: PLEASE SEE APPLICATION FOR DISCHARGE OF STEPS AND EXTERNAL HARD LANDSCAPING CONDITION FOR ADDITIONAL DETAILS

A: Banking up of landscape shown in approved scheme removed in order to avoid major retaining structures at boundary and to prevent damage in the root protection area of the tree as raising the soil level over existing tree roots can have a great effect on the future survival of existing trees.

When soil or any type of fill is placed over the existing root system, it causes a reduction in the oxygen supply to the roots and slows down the rate of gas exchange between the roots and the air.

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Minor Planning Amendment

Proposed North Elevation

Scale 1:50 @ A1
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Issue Notes:

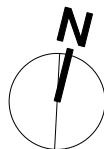


NO. 12 A

APPLICATION SITE - NO. 12 KEATS GROVE

NO. 12 B

0 1 2 3 4
Meters



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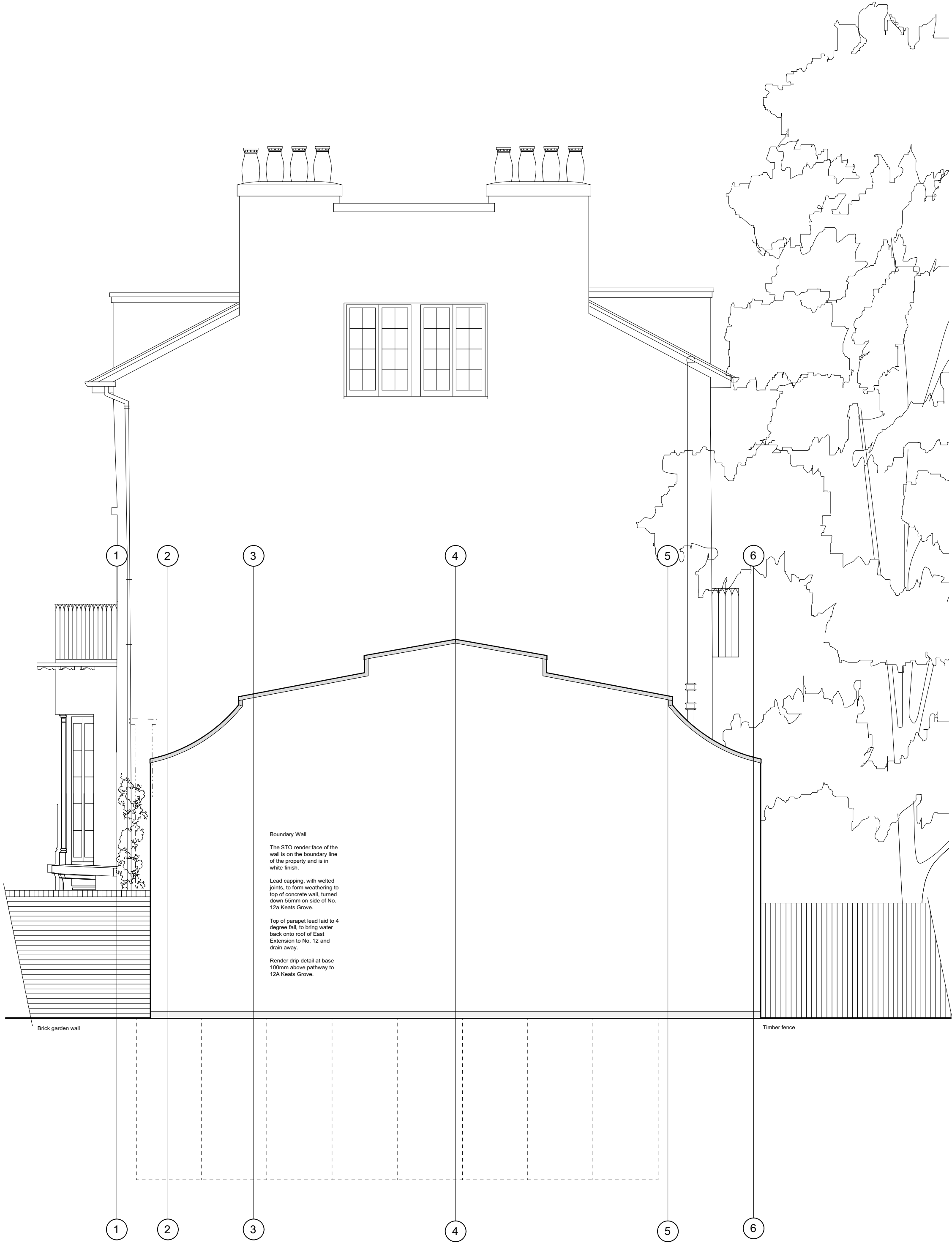
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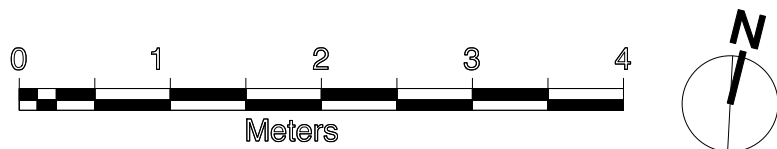
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1 East Elevation at Boundary
Scale: 1:50



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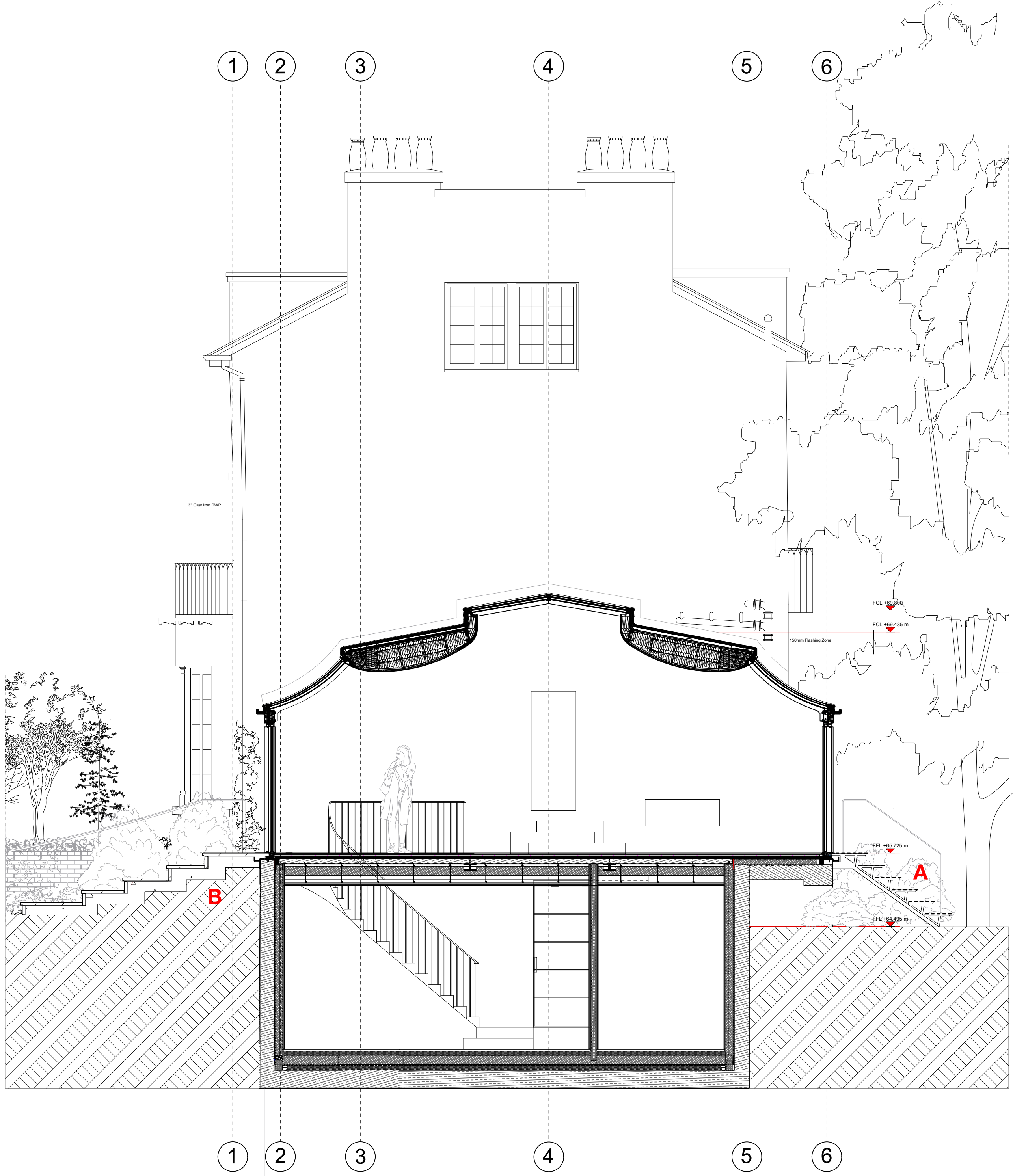
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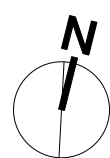
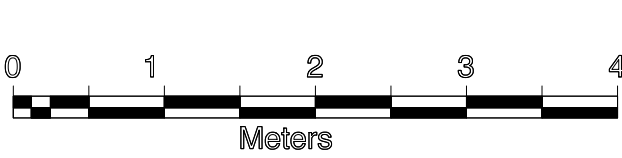
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B: Banking up earth only in area under stairs to avoid major retaining works at boundary.



1 Proposed East Extnsion: Section BB
Scale: 1:50



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Minor Planning Amendment

Proposed East Extension
Section BB

Scale 1:50 @ A1
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Issue Notes:

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