

Application ref: 2021/4540/L
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51 architecture
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**12 Keats Grove
London
NW3 2RN**

Proposal:

Variation of Condition 2 (approved plans) of listed building consent ref. 2019/5469/L dated 26/02/2020 (as amended by consents refs 2021/0291/L dated 21/03/2021 and 2020/3585/L dated 26/11/2020) (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; 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; Installation of 3 air conditioning units to rear garden), namely amendments to enlarge basement side extension at rear, removal of previously approved rooflights, alterations to landscaping including new steps to approved side extension to provide access into the garden, and various internal alterations.

Drawing Nos: Superseded: KEA_12_101_RevB; KEA_12_102_RevC; KEA_12_103 Rev.A; KEA_12_104; KEA_12_201; KEA_12_300 Rev.A and KEA_12_301 Rev.A.

Amended: 8000 Rev.H; 8001 Rev.G (17/2/22); 8002 Rev.C; 8003 Rev.B; 8005 Rev.A; 8006 Rev.A; 8007 Rev.A; 8008; 8009 Rev.B

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original consent ref 2019/5469/L dated 26/02/2020.

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:

0010; 0011; 0002; 0003; 0200; 0201; 1003 Rev 01; 0110 Rev 01; 1102 Rev 01; 1400 Rev 01; 1600 Rev 01; 1601 1:25 Rev 01; KEA_12_001; KEA_12_002; KEA_12_003; KEA_12_004; KEA_12_005; KEA_12_006; KEA_12_007; KEA_12_100_RevA; 8000 Rev.H; 8001 Rev.G (17/2/22); 8002 Rev.C; 8003 Rev.B; KEA_12_200_Rev.D; 8005 Rev.A; 8006 Rev.A; 8007 Rev.A; 8008; 8009 Rev.B

Ground Investigation and basement impact assessment report by GEA dated 6/8/20; Structural Engineer's Basement Impact Assessment by Price and Myers dated Aug 2020; Basement Impact Assessment Audi Rev. F1 t by Campbell Reith dated Nov 2020 and Arboricultural Method Statement ref. 0221-9009 By Ruskins dated Feb 2021.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - c) Details of new balustrades at a scale of 1:10, including materials, finish and method of fixing into the rear elevation of the host listed building;
 - j) Sample panel of new brickwork which shows the colour, texture, facebond and pointing;

The development hereby approved shall also be carried out in accordance with the details approved under references 2021/1460/L dated 10/05/2021; 2021/1606/L dated 11/08/2021; 2021/2230/P dated 14/06/2021 and

2021/3032/P dated 14/09/2021, which secured:

- a) Details of all new fireplaces;
- b) Samples and/or manufacturer's details of all new external facing materials;
- d) Plan, elevation and section drawings of all new doors, including jib doors and external gates at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1;
- e) Plan, elevation and section drawings of all new windows and rooflights at a scale of 1:10 with typical glazing bar details at 1:1;
- f) Plan, elevation and section drawings of all new joinery, including cornice, dado, panelling and skirting at a scale of 1:10 with typical details at 1:1;
- g) Layout floor plans of all new service runs at 1:10, and sections showing typical notching at a minimum scale 1:5;
- h) Details of new hard landscaping including materials of new steps and paths;
- i) Colour of the paint to be used on the kitchen extension and all external joinery, including windows and doors;

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.

- 5 The development hereby approved shall be carried out in accordance with the details approved under reference 2021/1456/P dated 10/05/2021, which secured a method statement, including details of removal, for dismantling of sections of the brick boundary wall. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

Informative(s):

- 1 Reason for granting consent:

Externally the proposal will remove the previously approved earth mound to the front and rear of the approved side extension and the doors on the rear will be relocated to facilitate new steps to provide access into the garden. It is considered that this alteration would be an improvement and the final landscaping and steps would still be secured by conditions on the associated planning permission ref 2021/3031/P. It is considered that the new fenestration will appear similar and would not result in a material change to its appearance.

At lower ground floor, the basement will be modestly extended to the rear; this increase would not manifest above ground level and its depth would still comply with the criteria of Local Plan policy on basements. The existing BIA is also considered sufficient to ensure this does not harm the listed building.

The original proposal also intended to insert 2 circular rooflights over the entry hall; however this aspect has now been removed and there is no heritage reason for them to be installed thus their exclusion is accepted.

Internally, the layout of the lower ground floor will remain as existing instead of being used as a new bedroom which would have required interventions to the existing fabric. At first floor the new jib doors between the bedrooms is no longer proposed and at second floor the existing bathroom will remain to remove the need to divide the window which is welcomed. At lower ground floor the proposed laundry room within the new side extension will be partitioned to improve the use and layout; as this is entirely new fabric, this is acceptable. In addition, the chimneys at lower ground floor will remain as existing.

The proposed amendments are considered to be of an acceptable design quality and overall would result in minor changes to the approved scheme. They are not considered to cause harm to the Grade II listed building's special interest or setting. The Council's Conservation Officer has assessed the revised proposal and does not object.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to 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 2013.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer