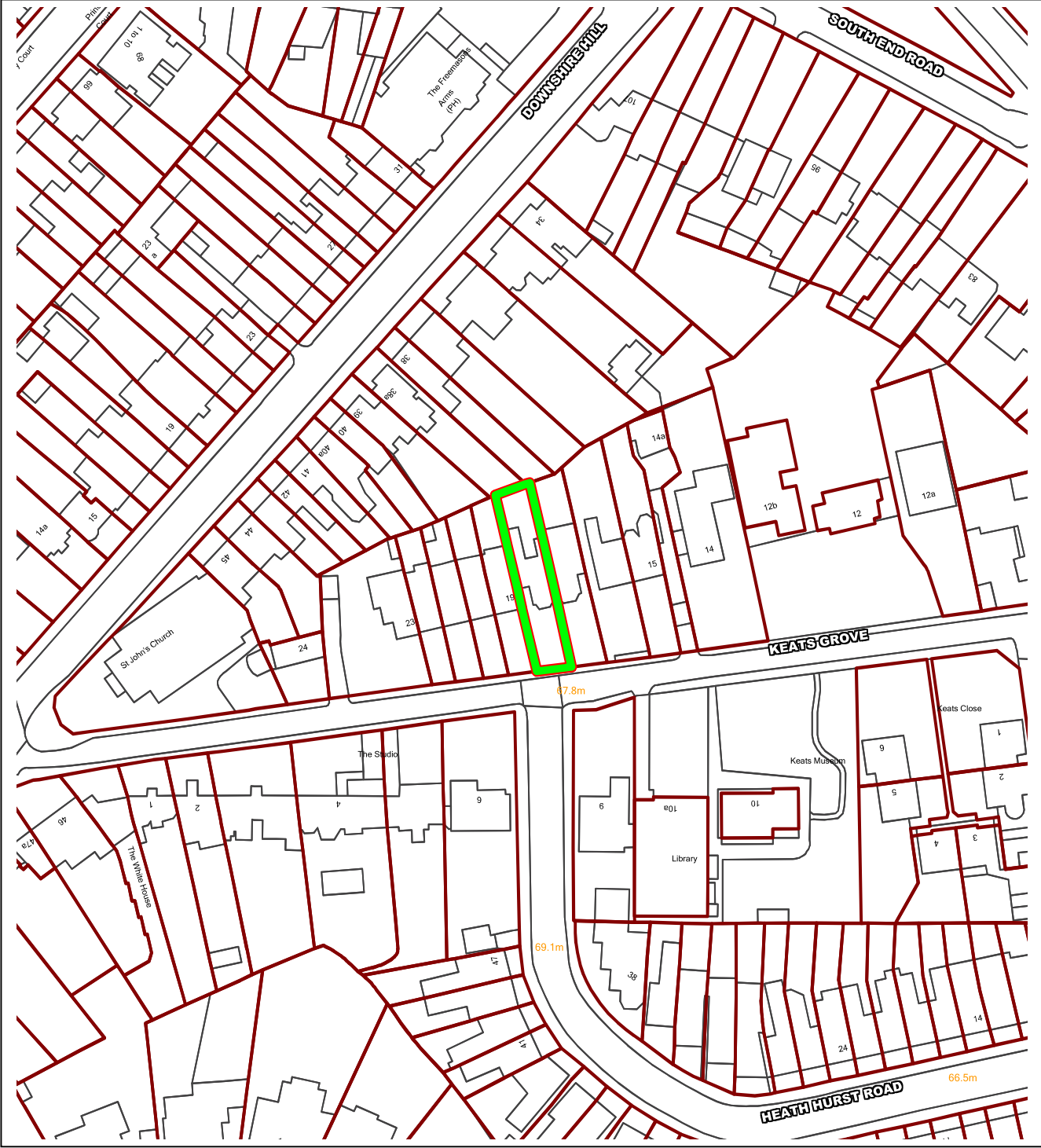


18 Keats Grove – 2026/0185/P & 2026/0221/L - Map



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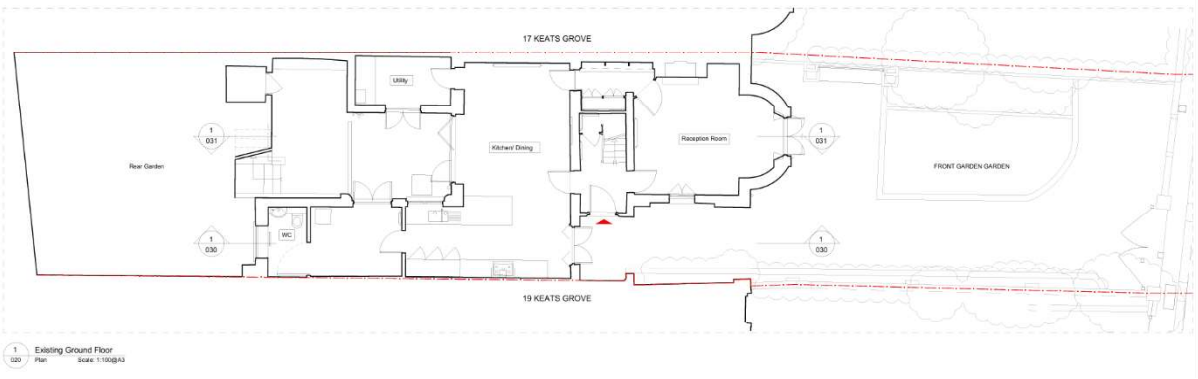
18 Keats Grove, NW3 2RS - Photos and drawings



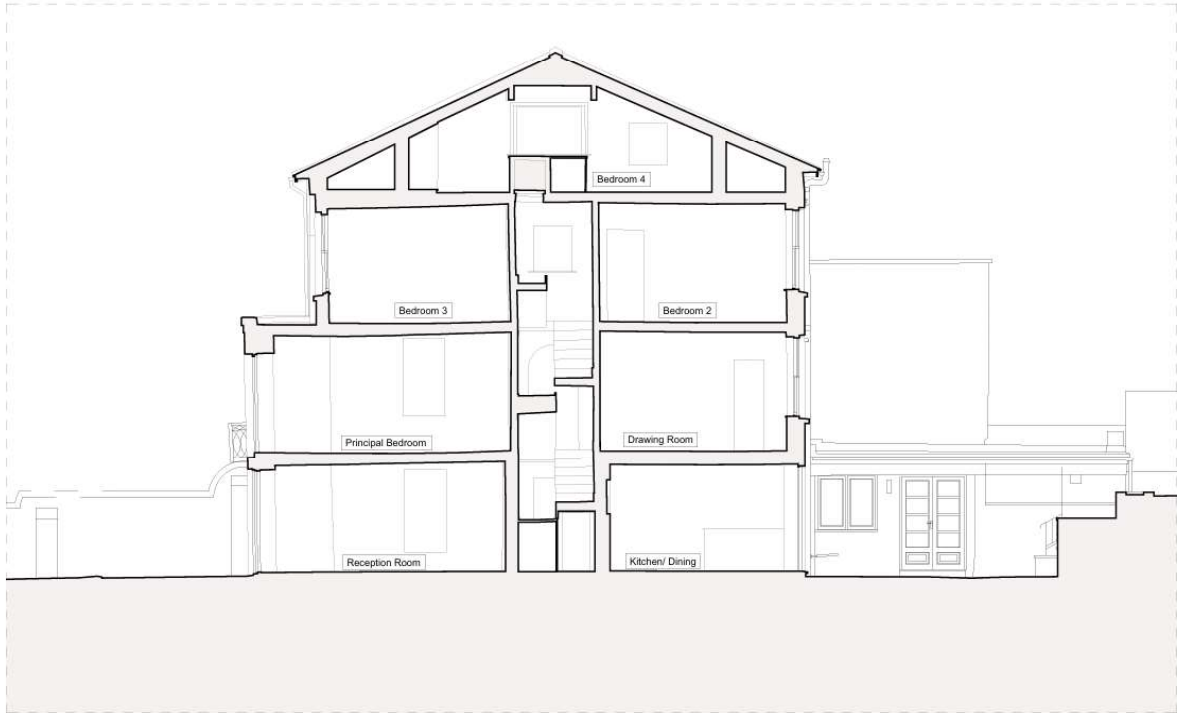
Existing front elevation



Existing rear elevation (with two single storey rear elements to be removed)

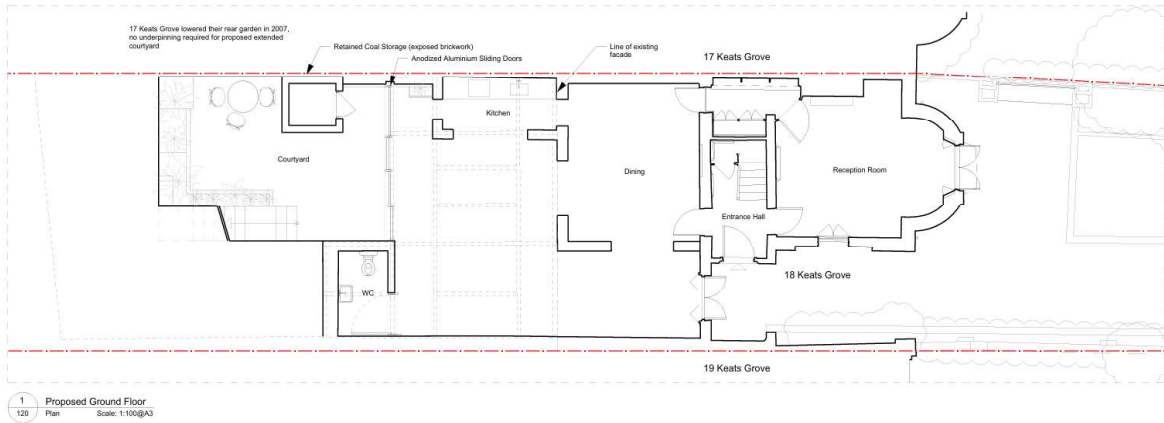


Existing ground floor plan

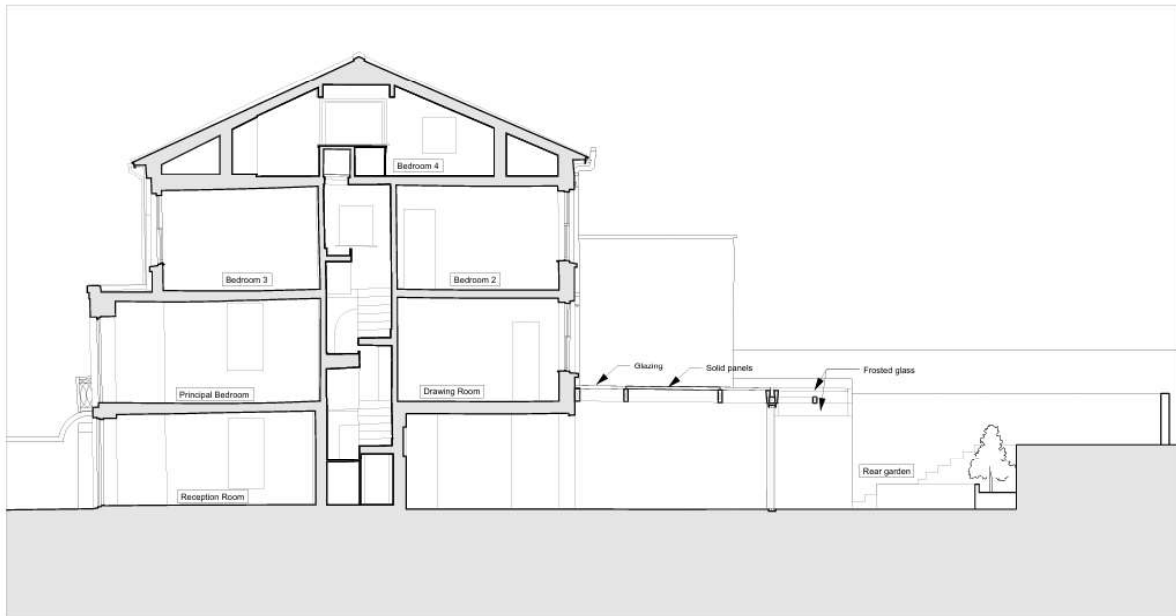


1 Existing Section BB Section Scale: 1:100@A3

Existing section B-B



Proposed Ground Floor



Proposed Section B-B

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	28/05/2026
		N/A	Consultation Expiry Date:	22/02/2026
Officer			Application Number(s)	
Adam Greenhalgh			i) 2026/0185/P ii) 2026/0221/L	
Application Address			Drawing Numbers	
18 Keats Grove London NW3 2RS			<i>Refer to decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Demolition of existing single storey rear extension(s) and erection of a replacement full width single storey rear extension within an extended sunken courtyard into the rear garden				
Recommendation:	i) Grant conditional planning permission ii) Grant listed building consent			
Application Type:	i) Full Planning Permission ii) Listed Building Consent			

Conditions or Reasons for Refusal:	<i>Refer to Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	Site notice(s) (2) were displayed at the front of the site and in the vicinity of 38a Downshire Hill on 23/01/2026 (expiry 16/02/2026). A press advertisement was published on 29/01/2026 (expiry 22/02/2026).			
Adjoining Occupiers:	No. of responses	3	No. of objections	3
Summary of consultation responses:	<p>Three letters of objection received from neighbouring occupiers. Objections raised relate to:</p> <ol style="list-style-type: none"> 1. Noise/disturbance and other environmental health issues during construction 2. No neighbour consultation undertaken by applicant 3. Lack of construction details 4. Disconnect between what applicant acknowledges and what is provided 5. No party wall details 6. Missing technical details 7. Inadequate amenity assessment 8. Planning precedent misrepresentation 9. Conditions required 10. Loss of garden space <p><u>Officer response:</u></p> <ol style="list-style-type: none"> 1. <i>The applicant will be informed of the need to comply with Camden's Environmental Health requirements as follows:</i> <p style="margin-left: 40px;"><i>All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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)</i></p> <p style="margin-left: 40px;"><i>The Council's Environmental Health Team would have recourse to environmental health legislation in the event of any undue noise, nuisance or disturbance during construction.</i></p> 2. <i>There is no obligation on the applicant to undertake neighbour consultations prior to the submission of a planning or listed building consent application. The Council has undertaken statutory consultation in accordance with planning legislation and Council protocols for both applications to provide interested parties an opportunity to comment on the proposals.</i> 3. <i>The existing and proposed plans, elevations and sections (including demolition drawings) are considered to clearly show the existing and proposed form, substance, materiality, design and appearance of the site and the proposal. Together with the</i> 			

Design & Access Statement, sufficient information has been presented to assess all the relevant planning and Listed building considerations.

- 4. The matters referred to are not relevant to an application for planning permission or Listed Building Consent. Structural matters are for the Building Regulations to control, any physical damage to any adjoining property is a civil matter and environmental impacts during construction are for environmental health legislation. A Construction Management Plan, demolition methods/procedures and structural reports are not appropriate for the determination of the subject applications. The matters raised under 3 and 4 are not for control under planning legislation.*
- 5. The Party Wall Act serves to control party wall matters including notices, details of works to party walls and appropriate courses of action. Matters arising from works to or on any party walls should be resolved under the Party Walls Act and in the case of damage to property, through civil action.*
- 6. The Technical Assessments referred to are not required for the determination of the applications. A Daylight/Sunlight Assessment, Archaeological Assessment, under-pinning analysis, and fabric analysis are not considered to be necessary due to the nature of the proposed works. There would be no significant daylight/sunlight impacts, archaeological impacts, no under-pinning is proposed and there would be no significant loss of fabric. The Listed building details which are required to be secured in order to safeguard the historic and architectural integrity of the Listed building(s) are the subject of 'pre-commencement' conditions which are duly attached.*
- 7. The relevant amenity implications of the proposals are considered in 'Effects on the amenity of neighbouring occupiers' in the Assessment below.*
- 8. The subject applications have been considered on their own merits, in accordance with the requirements of the Town and Planning Country Act, and with reference to all relevant considerations including the single storey rear extension which has been added to the other half of the semi-detached pair (i.e. 17 Keats Grove).*
- 9. The planning and Listed building consent conditions which are considered to be necessary, reasonable and related to the proposed works, in accordance with the relevant policies and legislation, are included within the decisions.*
- 10. The proposal would replace existing structures and hard surfaces with no significant excavations or encroachment onto the rear garden. There would be a minimal loss of green space or natural earth.*

**Heath
and
Hampstead Society:**

The Heath and Hampstead Society raised the following concerns:

1. Excessive amount of glazing used in the enclosure and how this will be sustainable in terms of energy
2. Light pollution on neighbouring properties from the glass roofs, and the effect that this has on the Listed Building setting.
3. Extent of excavations of the existing garden and the loss of soil and replacement with hard surfaces
4. Lack of details of construction

Officer response:

1. *The Building Regulations (for which approval will be required) control the specifications and performance of buildings in relation to energy efficiency and carbon emissions*
2. *The use of the extension for a domestic householder kitchen should not give rise to excessive light emissions. Any lighting would be expected to be downward and should not emit to the detriment of neighbouring residential amenity or the setting or appearance of the Listed building.*
3. *The proposal would replace existing structures and hard surfaces with no significant excavations or encroachment onto the rear garden. There would be a minimal loss of green space or natural earth.*
4. *The existing and proposed plans, elevations and sections (including demolition drawings) are considered to clearly show the existing and proposed form, substance, materiality, design and appearance of the site and the proposal. Together with the Design & Access Statement, sufficient information has been presented to assess all the relevant planning and Listed building considerations.*

Site Description

The application site at 18 Keats Grove comprises an early nineteenth-century semi-detached house (forming one-half of a symmetrical pair with no. 17). It has a two-storey side extension and two single storey rear elements. No. 17 includes an extant full-width glazed rear ground floor addition, granted planning permission in 2006 and constructed circa 2009. The semi-detached pair (17 and 18 Keats Grove) are Grade II Listed, as is the adjoining terrace including 19 & 21. Keats House, on the other side of Keats Grove is Grade 1 Listed and there are several other Listed buildings on Keats Grove and on Downshire Hill to the rear. The site is in the Hampstead Conservation Area. The map below shows the surrounding heritage assets.

Camden

18, Keats Grove, London, NW3 2RS

X: 527060 Y: 185714

ListedBuilding 1

See on map

Title : (North side) Nos.17 AND 18

Key : Grade II

Description : Pair of semi-detached houses. Early C19. Stucco. Slated pitched roof with projecting eaves and squat central chimney-stack. 3 storeys. 1 window each plus 2 storey side extensions (No.17 a garage, No.18 with French windows). C20 entrances on returns. Segm

Link : [Full Listing Details](#)

Base maps: OS Maps Light

Map layers:

- CamdenConservation
- LocalList
 - Building or Group of Buildings
 - Natural Features or Landscape
 - Street Feature or other Structures
- ListedBuilding
 - Grade I
 - Grade II
 - Grade II*
- ConservationArea

Map of Listed Buildings and Conservation Area (on site and in surrounding area)

The rear gardens of the Keats Grove dwellings (and those of the Downshire Hill dwellings to the rear) are designated open space in the Local Plan (see map below).

Local Plan Open Space SSSI

Local Plan Open Space MOL

Local Plan Open Space

Local Plan Industry Area

Local Plan Growth Area

Local Plan Centres

Local Plan Central London Area

Local Plan Canal

Zoom level 15
20 m

Relevant History

The following previous planning applications are considered to be of relevance:

2004/4743/P & 2004/4746/L - Erection of a side extension at second floor level and external alterations to the fenestration at front, side and rear elevations at ground floor level – **granted**
07/02/2005

2025/5608/P & 2025/5709/L - The replacement of all original sash windows, with slim-line double glazing and toughened vacuum glazing. Replace modern casement window on the west elevation with period appropriate sash window. Replace modern door with traditional style door – **granted**
16/03/2026

Relevant policies

National Planning Policy Framework 2024

Draft National Planning Policy Framework 2025

The London Plan March 2021

Camden Local Plan 2017

A1 Managing the impact of development

A2 Open space

D1 Design

D2 Heritage

Hampstead Neighbourhood Plan 2025 – 2040

DH1 Design

DH2 Conservation Areas and Listed Buildings

DH4 Clean and Considerate Construction

NE1 Supporting Biodiversity

NE3 Local Green Spaces

Camden Planning Guidance 2021

CPG Design

CPG Amenity

Hampstead Conservation Area Statement 2001

Draft Camden Local Plan

The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The Proposed Submission Draft Camden Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government on the 3 October 2025 for independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The Plan will now be examined by a Planning Inspector.

Previously, the Council published the draft new Camden Local Plan for consultation in January 2024 and published an updated Proposed Submission Draft Camden Local Plan for consultation from 1 May to 27 June 2025.

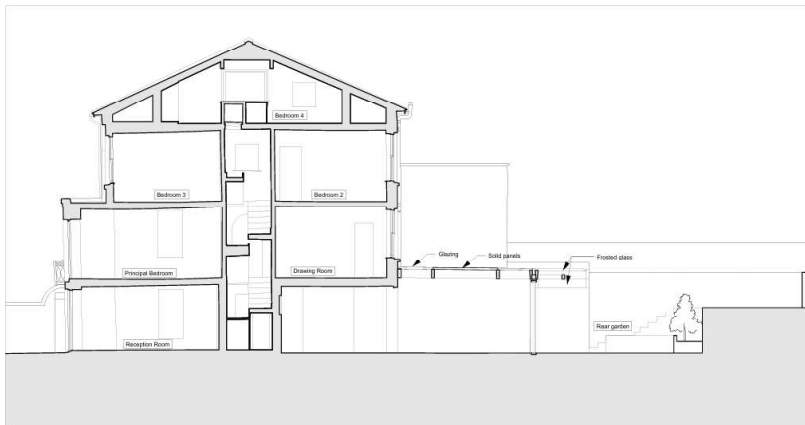
The Proposed Submission Draft Local Plan is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to an emerging plan increases as it progresses towards adoption. In line with paragraph 49 of the National Planning Policy Framework (NPPF), the degree of weight to be given is a matter for the decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the

consistency of the draft policies with the NPPF.

Assessment

1. The proposal

- 1.1. The proposal is for the removal of the existing single storey rear additions to the building and the addition of a predominantly glazed single storey rear extension aligned with the retained rear closet-wing line to correspond to the existing building. With a mono-pitched glazed roof the full width, 5m deep extension will have a height of 3m. It will be set behind the side boundary walls with the two adjoining buildings.
- 1.2. Beyond the proposed extension the rear garden will be sunken to the level of the lower ground floor to create a 5.75m deep patio. The proposal is shown in the figure below:



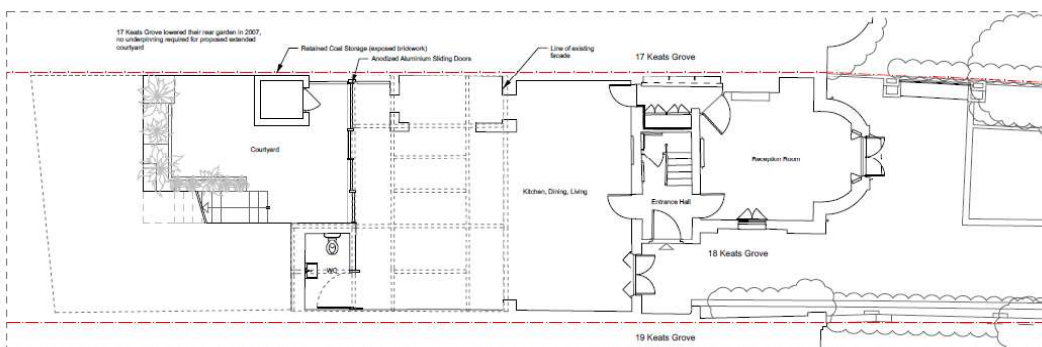
1 Proposed Section BB
Section Scale: 1:100@A3

PROJECT 18 Keats Grove, MK12 2HS	DATE 1/10/2018	REVISION 1	SCALE 1:100	SECTION BB	NOTES 1. This drawing is for information only. 2. This drawing is for information only. 3. This drawing is for information only. 4. This drawing is for information only.
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Proposed Section B-B

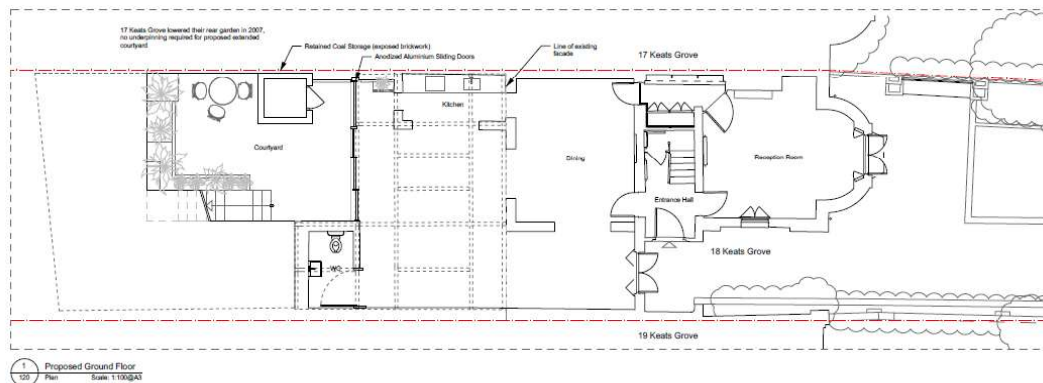
Amendments during the course of the application:

- 1.3. The original proposal (below) almost entirely removed what was left of the rear line of the house at ground floor level.
- 1.4. The proposal was revised to retain the surviving rear corner of the back room and so retain the plan's legibility and no longer create such a non-subordinate space.



1 Proposed Ground Floor
Plan Scale: 1:100@A3

Original proposed ground floor plan



Now proposed ground floor plan

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- Design and conservation
- The effects on the amenity of neighbouring properties
- Biodiversity net gain

Design and Conservation

2.2. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 'design' are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

2.3. 18 Keats Grove is one of a pair of Grade II Listed buildings in the Hampstead Conservation Area. The statutory listing describes the pair as '*Early C19. Stucco. Slated pitched roof with projecting eaves and squat central chimney-stack. 3 storeys. 1 window each plus 2 storey side extensions (No.17 a garage, No.18 with French windows). C20 entrances on returns. Segmental bowed bays through ground and 1st floors with margin glazed casements, 1st floor having cast-iron balconies. 2nd floor recessed sashes in shallow round-arched recesses flanking a central blind lunette. INTERIORS: not inspected*'.

2.4. The single storey elements to be removed are later, 20th century additions to the building which are not of any heritage significance. Their removal would not detract from the architectural or historic interests of the Listed building.

2.5. The new predominantly glazed single storey rear extension would retain the surviving rear corner of the back room and so retain the plan's legibility and create a subordinate space. The glazed rear elevation and roof would represent lightweight structures which would not result in the loss of or any harm to the significance of the Listed building. The proposal would match the glazed single storey rear extension at the other half of the semi-detached pair, which was granted planning permission and Listed building consent in 2006.

2.6. The development would not result in any significant excavation or encroachment into the garden to the detriment of the character or openness of the Conservation Area, the setting and appearance of the listed building or the biodiversity or landscaping credentials of the site. As can be seen from the Google Maps image below, the development would sit on existing paving, and it would not result in any marked loss of green space, planting or trees or cause harm to the character and appearance of the designated private open space.



Aerial image of site (and adjoining site at no. 17 Keats Grove) showing existing rear outbuildings and paving where the proposal would be sited

2.7. The Council's Conservation Officer has concluded that given the altered nature of the rear elevation, and particularly taking the structure next door into account, the proposed extension would not harm the architectural or historic integrity of the listed building or the character or appearance of the Conservation area.

2.8. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and the architectural and historic merits of the Listed building.

3. The effects on the amenity of neighbouring properties

3.1. Policy A1 'managing the impact of development' of the Local Plan 2017 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy A1 also seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents.

3.2. Situated behind the boundary walls with each of the two immediately adjoining sites the proposed rear extension would not overshadow any neighbouring rooms or gardens. There would be no noticeable loss of daylight or sunlight at any adjoining sites. It would not overlook any neighbouring rooms or gardens and given the siting and design it is not considered likely to result in any undue loss of outlook or visual intrusion at any adjoining sites. The proposed use as a domestic kitchen should not result in any undue light spill. The Listed Building Consent includes a condition to secure details of glazing to prevent light spill in the interests of the appearance of the Listed building.

3.3. It is concluded that the proposal would not result in any undue loss of amenity for any neighbouring occupiers, contrary to policy A1.

4. Biodiversity Net Gain (BNG) requirements

4.1. Biodiversity Net Gain (BNG) requirements came into effect for small sites on 02 April 2024. It is important to note that this development is not subject to Biodiversity Net Gain (BNG) requirements as it is below the de minimis threshold. An informative has been added to the decision notice in relation to Biodiversity Net Gain and the Applicant's obligations.

5. CONCLUSION

5.1. The removal of the two existing single storey rear elements and the erection of the proposed single storey rear extension and lowering of the garden beyond would not harm the architectural or historic merits of the Listed building or the character or appearance of the Conservation Area. Furthermore, there would be no harm to the amenity of any neighbouring occupiers. The proposed development would not result in the marked loss of any garden space or trees or biodiversity.

5.2. The proposals would therefore comply with policies A1, A2, D1 and D2 of the LB Camden Local Plan 2017 and policies DH1, DH2, NE1 and NE3 of the Hampstead Neighbourhood Plan 2025-40.

6. RECOMMENDATION

6.1. Grant planning permission and Listed building consent subject to conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 25th May, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Application ref: 2026/0185/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 20 May 2026

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Studio DERA
Unit 111
Bradbury Works
3 Bradbury Street
London
N16 8JN

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**18 Keats Grove
London
Camden
NW3 2RS**

DECISION

Proposal:

Demolition of existing single storey rear extension(s) and erection of a replacement full width single storey rear extension within an extended sunken courtyard into the rear garden

Drawing Nos: KEG: Location Plan 001, Site Plan 002, 020, 030, 031, 040, 121, 130 (P2), 131 (P2), 140, 187, 188, 189

Design & Access Statement (January 2026)

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved document and drawings:

KEG: Location Plan 001, Site Plan 002, 020, 030, 031, 040, 121, 130 (P2), 131 (P2), 140, 187, 188, 189

Design & Access Statement (January 2026)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1, DH2 and NE1 of the Hampstead Neighbourhood Plan 2025-40.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including (but not limited to) 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, Building.Control@camden.gov.uk (tel: 020-7974 4444).
- 2 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, 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

4 Biodiversity Net Gain (BNG) Informatives (2/3):

+ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

5 Biodiversity Net Gain (BNG) Informatives (3/3):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

- 6 Biodiversity Net Gain (BNG) Informative (1/3):
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

Application ref: 2026/0221/L
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 19 May 2026

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
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WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Studio DERA
Unit 111
Bradbury Works
3 Bradbury Street
London
N16 8JN

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

18 Keats Grove
London
NW3 2RS

DECISION

Proposal: Demolition of existing single storey rear extension(s) and erection of a replacement full width single storey rear extension within an extended sunken courtyard into the rear garden

Drawing Nos: KEG: Location Plan 001, Site Plan 002, 020, 030, 031, 040, 121, 130 (P2), 131 (P2), 140, 187, 188, 189; Design & Access Statement (January 2026).

The Council has considered your application and decided to grant 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 document and drawings:

KEG: Location Plan 001, Site Plan 002, 020, 030, 031, 040, 121, 130 (P2), 131 (P2), 140, 187, 188, 189

Design & Access Statement (January 2026)

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2025-40.

- 4 Before the relevant part of the work is begun, 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:

- a) Details of junctions between the new structure and historic fabric (1:20 scale min).
- b) Details of glazing materials/glazing specification to manage light spill.
- c) A retention-first methodology / method statement, to ensure the works are implemented in a manner that safeguards significance.
- d) Statement to confirm works to stop and mitigation if unexpected underground structures, such as a well, are found.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2025-40.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy the Building Safety Act 2022, the Building (Higher-Risk Buildings Procedures) (England) Regulations 2023 and any other applicable Building Regulation requirements may require a further application for listed building consent. It is your responsibility to ensure that all statutory requirements are met before construction begins.

- 2 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, 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer