

Mrs Hilary Murphy  
11 The Grove  
London  
N6 6LB

Application Ref: **2016/2426/L**  
Please ask for: **Sarah Freeman**  
Telephone: **020 7974 2437**

2 June 2016

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**11 The Grove**  
**London**  
**N6 6LB**

Proposal: Removal of radiators and installation of underfloor heating.

Drawing Nos: Schedule of Works prepared by W&W Builders, dated 12.03.16; Heritage Statement; Ground Floor Proposed Plan; Nu-Heat Underfloor Heating Specification; Email from applicant dated 01.06.16 confirming details.

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 works hereby approved are only those specifically indicated on the drawing(s)



referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All historic floorboards shall be retained in situ. Where required to be temporally lifted to install insulation they shall be gently lifted without the use of mechanical tools and shall not be cut or trimmed. Re-laid floorboards shall only be nailed in place and not be screwed down.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent:

The site is grade II listed semi-detached villa dating to c.1854-5. The proposal involves the removal of modern radiators and installation of underfloor heating at ground floor level only within the principle front and rear rooms. The underfloor heating will not affect historic floorboards as it will be laid on top of the existing floorboards, raising the floor level by 15mm. The raising of the floor level is not considered to affect the character of the rooms due to the existing generous proportions and gaps between doors and the existing floor level, and will be reversible. It is not considered that any harm will be caused to the special interest of the grade II listed building.

No public consultation was necessary for this application. The site's planning history was 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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

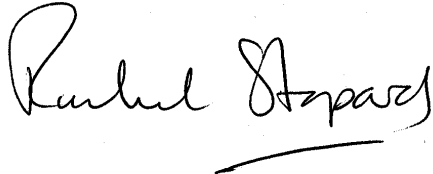
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape,

access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 5 Pancras Square, London N1C 4AG (tel: 020-7974 6941).

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 read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard  
Director of Supporting Communities