

Mr Lefkos Kyriacou
Figure 1 Architects
101-103 Heath Street
London
NW3 6SS
United Kingdom

Application Ref: **2016/2547/L**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

20 June 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
8 Rothwell Street
London
NW1 8YH

Proposal: Removal and erection of partitions and reconfiguration of the layout with new fixtures and alterations to rear elevation windows and door at basement level. Renovating the interior and exterior of the house at front lightwell and rear area and replacement of mechanical and electrical services to the entire property with new utility area.

Drawing Nos: Site location plan, 1506_L111 Existing Basement Plan_rev C, 1506_L112 Existing Ground Floor Plan_rev C, 1506_L113 Existing First Floor Plan_rev C, 1506_L114_Existing Second Floor Plan_rev C, 1506_L115_Existing Roof Plan_rev C, 1506_L201 Existing Section_rev C, 1506_L501 Existing Front Elevation_rev C and 1506_L502 Existing Rear Elevation_rev C, 1506_L111 Proposed Basement Plan_rev F, 1506_L112 Proposed Ground Floor Plan_rev F, 1506_L113 Proposed First Floor Plan_rev F, 1506_L114_Proposed Second Floor Plan_rev F, 1506_L115_Proposed Roof Plan_rev D, 1506_L201 Proposed Section_rev F, 1506_L501 Proposed Front Elevation_rev D, 1506_L502 Proposed Rear Elevation_rev F and Design and Access & Heritage Statement Updated 13.06.16.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:



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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 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.

- 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:

- a) Details of the proposed cast-iron decorative window guard to the front ground floor window, including elevation and section drawings at a scale of 1:10.

- b) Details of proposed treatment to external brickwork in conjunction with the enlargement and reduction of window and door openings at lower ground floor levels.

- c) Sample of replacement York stone treads to front lightwell steps.

- d) Details of new internal and external doors and windows, including elevation, section and plan drawings at a minimum scale of 1:20.

- e) Fireplace schedule and associated internal elevation and section drawings at a minimum scale of 1:20, showing proposed fireplaces within the wider context of the host rooms.

- f) Details of all service runs demonstrating the relationship of new pipework with the

fabric of the building including section drawings at a minimum scale of 1:20.

g) Samples of new roofing slates.

h) Manufacturers specification of the light fittings either side of front door.

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 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.

- 5 Notwithstanding the approved drawings and support documents, all historic floorboards shall be retained in situ, with the sole exception of floorboards within the bathroom (rear room) at first floor level. Where required to be temporarily lifted to renew or install services they shall be gently lifted without the use of mechanical tools, shall not be cut or trimmed, and when re-laid floorboards shall only be nailed in place and not be screwed down. Where historic floorboards remain any new flooring shall be of a 'floating floor' construction method or shall be laid on top of the original floor in such a way that does not require damage to be caused to the historic floorboards.

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.

- 6 Notwithstanding the approved drawings and support documents no works to repair, restore or remove paint to any internal plasterwork is authorised by this consent without prior approval of details. Those details shall include the submission of detailed method statements and undertaking of trials and shall be submitted to and approved in writing by the Council as local planning authority before the work is begun and the work shall be carried out in accordance with such approved proposals.

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.

Informatives:

- 1 Reason for granting consent.

The site is a grade II listed house situated at the end of a mid-Victorian terrace built

circa 1862 for the Marquess de Rothwell. It is set over three storeys with a basement, currently divided into two dwellings, and has a closet wing to the rear that extends to between the ground and first floor levels, with a later two storey extension at lower ground and ground floor levels.

The principle of reverting the building back into a single family dwelling is supported, alongside the programme of repairs and restoration of features that contribute towards the building's significance.

Revised plans were negotiated and submitted for the following: extension of the length of the east nib at lower ground floor level; reduction in width of proposed rear door at basement level; retention of first floor landing WC cupboard; removal of proposals to replace historic floorboards and the retention of existing historic timber panelled doors throughout.

The proposed alterations to the building fabric and layout are minor, and preserve the building's special interest and plan form. The proposals are considered to be acceptable and will preserve 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 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.

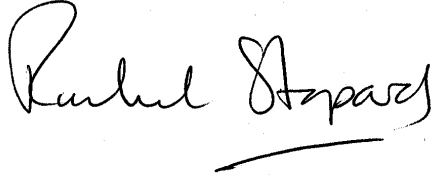
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out

construction other than within the hours stated above.

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