

Mr Jeremy Gay  
Origin Architecture Ltd.  
5 Forest Way  
London  
N19 5XG

Application Ref: **2016/4391/L**  
Please ask for: **Sarah Freeman**  
Telephone: **020 7974 2437**

5 September 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

Address:  
**17 Grove Terrace**  
**London**  
**NW5 1PH**

Proposal: Details of condition 4 (fireplaces, flooring, underfloor heating, service runs, plumbing and pipework and structural interventions) required by listed building consent 2015/6744/L dated 14/04/2016, for: Internal alterations and replacement doors.

Drawing Nos: L-430 Rev A; Amazing Grates 'Georgian Simple' surround and 'Clearview Pioneer 400' stove specifications; 'marmoleum fresco' basement flooring specification; L-130; 'Nu heat lowpro Max' specification; L-120; L-440 Rev A; 16039 s1.1 P1; 16039 s2.1 P1.

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

Informative(s):

- 1 The proposals involve details of fireplaces, flooring, underfloor heating, service runs, plumbing and pipework and structural interventions required by condition 4 of



listed building consent 2015/6744/L granted 14/04/2016 for: Internal alterations and replacement doors.

The proposed fireplace is considered to be of an appropriate style and scale for the first floor front room, and the existing hearth stone is to be retained. The details submitted regarding the proposed installation of 'marmoleum fresco' flooring and 'Nu heat lowpro Max' underfloor heating at basement level are acceptable, following the confirmation that the existing floor covering at basement level is concrete screed. The details of service runs, plumbing and pipework and structural interventions are considered to be acceptable. The works detailed in this application are considered to preserve the building's special interest.

Public consultation was undertaken by placement of a press notice and site notice, and no responses were received. 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.

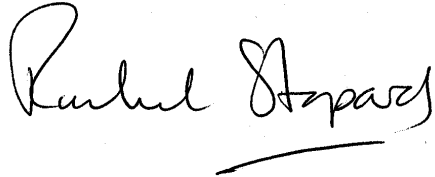
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2015, and paragraphs 14, 17, 56-68 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 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.
- 4 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  
Executive Director Supporting Communities