

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

Application Ref: **2016/3967/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

27 October 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
8 Rothwell Street
London
NW1 8Y

Proposal: Details of brickwork treatment, windows, doors, fireplaces and roofing slates required by conditions 4b, d, e and g of listed building consent 2016/2547/L dated 20/06/16 (for internal and external alterations associated with the conversion of the building to a single family dwelling).

Drawing Nos: 1506_D501 Rev C; 1506_D502; 1506_D503; 1506_IE0.3_0.4a; Additional Fireplace Details; Sample of Spanish natural slate inspected on site; Sample of reclaimed bricks inspected on site.

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

Informative(s):

- 1 Reasons for granting consent:

The proposals relate to details of brickwork treatment, windows, doors, fireplaces



and roofing slates required by conditions 4b, d, e and g of listed building consent 2016/2547/L dated 20/06/16 (for internal and external alterations associated with the conversion of the building to a single family dwelling).

The proposed fireplaces at ground floor level are considered to be of an appropriate style and scale for the rooms and their reinstatement will be considered to result in an enhancement of the building's character. The sample of Spanish natural roofing slate is considered to be acceptable. The proposed single glazed internal doors to the basement lobby and wine cellar, replacing existing non-original doors, are considered to be acceptable. The proposed slim-line steel-framed double glazed door to the rear garden at basement level and proposed slim-line steel-framed double glazed window within the existing closet wing is also considered to be of an acceptable design and materials given their discreet location at basement level. The existing historic sash window is to be reused to replace the modern casement window within the closet wing, with the brickwork around reinstated using reclaimed bricks to match existing.

The proposals are considered to preserve the special interest of the listed building and as such it is considered the requirements of conditions 4b, 4d, 4e, and 4g have been satisfied.

No public consultation was required 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 consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 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.
- 3 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).
- 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

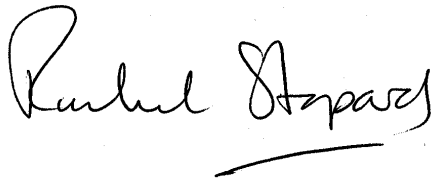
Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 5 You are advised that conditions 4a, 4c, 4f, 4h and 6 of listed building consent 2016/2547/L remain outstanding.

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.

Rachel Stopard
Executive Director Supporting Communities