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7 Wellington Road
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Application Ref: **2016/6276/L**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

10 January 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted and Warning of Enforcement Action

Address:
74 Heath Street
London
NW3 1DN

Proposal:
Installation of gas supply pipe within the covered open ground floor front lobby following removal of an existing metal gas supply pipe at the front elevation of the property.
Drawing Nos: (1216-)01.01, 01.03; 03.01, 01.13 rev A, 03.03, 03.11 rev A, 03.12; Design and Heritage Statement produced by Webb Architects Limited (received 15/11/2016).

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 one year 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 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 2010 and policy DP25 of the London Borough of Camden Local Development Framework Development Policies 2010.

- 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 2010 and policy DP25 of the London Borough of Camden Local Development Framework Development Policies 2010.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposals seek to remove an unauthorised metal gas supply pipe currently located to the northern side of the stepped entrance at the front of the property and to relocate the pipe within the covered open front lobby area. The existing pipe runs vertically up the front wall and then returns at a higher level into the covered entranceway where it connects with the gas meter.

Relocating the pipe within the open lobby area alongside other existing downpipes is an acceptable solution to rationalise these services, and this will reveal once again the left-hand pilaster to the street, thereby restoring the balance and quality of the shopfront. The proposals would result in minimal harm to the significance of this building. Therefore, in terms of the location, positioning, size, design, and method of fixing, it is considered that the proposals would preserve the Grade II listed building and its features of special architectural and historic interest and are considered acceptable.

In order to ensure that the proposals are implemented and completed in a timely fashion and in accordance with the approved drawings, thereby addressing any possible breach of planning control in this regard, a condition would be attached that limits the implementation period to 1 year.

The site's planning and appeal history has been 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the

Enterprise and Regulatory Reform Act 2013.

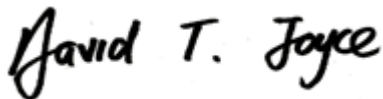
As such, the proposed development is in general accordance with policies CS14 of the London Borough of Camden Local Development Framework Core Strategy 2010, and DP25 of the London Borough of Camden Local Development Framework Development Policies 2010, the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 You are advised that a listed building enforcement notice will be issued alleging a breach of planning control in relation to the existing gas supply pipe should the pipe not be removed and relocated as set out in accordance with this approval within 3 months of the date of this decision.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities