

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

Application Ref: **2016/6818/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

13 January 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
8 Rothwell Street
LONDON
NW1 8YH

Proposal: Details of front steps, service runs, front lights and plasterwork required by conditions 4c, f, h & 6 of listed building consent 2016/2547/L dated 20/6/16 (for internal and external alterations associated with the conversion of the building to a single family dwelling).

Drawing Nos: Method Statement (Plasterwork); Manufacturer's Specification for Astro Lighting Richmond 7270 Black Exterior Wall Lanterns; Manufacturer's Specification or buff sawn sandstone from London Stone.

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

Conditions And Reasons:

- 1 Reasons for granting consent:



The proposals relate to details of front steps, service runs, front lights and plasterwork required by conditions 4c, 4f, 4h & 6 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 buff sawn sandstone to the front lightwell steps and new light fittings to the front porch are considered to be acceptable. The details of the proposed plasterwork repairs provided by London Plastercraft are also considered to be sensitive to the surviving historic fabric. It has been confirmed that all mechanical and electrical services will be concealed within the wall or floor structures and no service boxing will be visible. The proposals are considered to preserve the special interest of the listed building and as such it is considered the requirements of conditions 4c, 4f, 4h & 6 have been satisfied.

Public consultation was undertaken by placement of a press notice and site notice. 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 2016 consolidated with alterations since 2011, 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 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

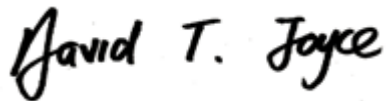
construction other than within the hours stated above.

- 5 You are advised that condition 4a of listed building consent 2016/2547/L remains 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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Executive Director Supporting Communities