

Mr Alistair Grills
Alistair Grills Associates
4 Chisholm Road
Richmond
Surrey TW10 6JH

Application Ref: **2016/6795/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

8 March 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
Flats 1 & 2
31 Heath Drive
London
NW3 7SB

Proposal:
Details of joinery, windows, doors, cornices and new staircase required by condition 4 of listed building consent 2016/2941/L, granted on 09/08/2016
Drawing Nos: 1193 (suffix) 131 rev B; 202 B; 201 B; 304.01 Rev B; 304.02 rev A; 317; 322.01; 322.02; 322.03; 600.01; 600 rev A; 605 rev A; 606 rev A; 607 rev A; 611; 612;

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

Conditions And Reasons:

Informative(s):

- 1 Reasons for granting listed building consent (approval of details):



Approval of details is sought for discharge of condition 4a (joinery details); 4b (window details); 4c (cornice details); 4d (staircase details) of listed building consent dated 09/08/2016 ref: 2016/2941/L.

The details of the joinery; windows and cornice would satisfactorily match the age and style of the grade II listed building and would reinstate the historic character and appearance of the building from the existing internal arrangement which has had all of the historic detailing removed. The new staircases are located in non-historic locations and have been designed to be contemporary insertions in the fabric to allow the old and new plan forms to remain visible. The approach is considered appropriate in this instance.

The site's planning history was taken into account when coming to this decision. No objections were received prior to making 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.

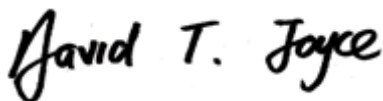
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging London Borough of Camden Local Plan. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that all conditions in relation to Listed building consent (Ref: 2016/2941/L) granted on 09/08/2016 which require the submission of details, have been discharged.

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
Director of Regeneration and Planning