

Mrs Tori MacCabe
Marek Wojciechowski Architects
Marek Wojciechowski Architects
66-68 Margaret Street
London
W1W 8SR
United Kingdom

Application Ref: **2018/1586/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

17 April 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
17 East Heath Road
London
London
NW3 1AL

Proposal:
Discharge of condition 4h of 2016/6175/L (stair works)
Drawing Nos:

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 The works hereby permitted shall be begun not later than the end of three years 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 The development hereby permitted shall be carried out in accordance with the following approved plans: Discharge of Condition 4h_2016.6175.pdf



Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The applicant was required by condition 4h) of 2016/6175/L (Internal and external works in association with erection of a hot tub at the rear garden level; excavation at lower ground floor level rear and extension of the existing lower ground floor room beneath the existing rear terrace; fenestration works including the removal of non-original lower ground floor concrete slab, and casting of new concrete slab at lower ground floor level). to submit details of the schedule/methodology for repairs to internal staircase.

He has supplied a list of operations to be conducted which appears reasonable.

The site's planning history has been taken into account when 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 Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 reminded that conditions:

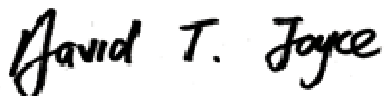
- b] Details of the external re-surfacing.
- d] Details of all new decorative detailing including skirtings', cornice, ceiling roses.
- e] Plan, elevation, section drawings and samples of the timber gates including details of the closing mechanism at scale 1:10.
- f] Detail drawings of the balustrades
- i] Details at a scale 1:10 of the new windows and doors plus section drawings showing typical glazing bars and moulding profiles at scale 1:2.
- j] Details of the panelling and mouldings for reception room at gf (02)
- k] Details of new window to rear elevation of gf extension.
- l] Details of the external fireplace.

are outstanding and require details to be submitted and approved.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning