Application ref: 2018/3251/L
Contact: Nick Baxter
Tel: 020 7974 3442
Date: 14 September 2018

Camden

Development Management
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Marek Wojciechowski Architects
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
17 East Heath Road
London
NW3 1AL

Proposal:
Condition 4b of 2016/6175/L (details of external resurfacing)
Drawing Nos: External resurfacing proposal rev A, 200 502 rear garden stone setting out, 200 501 front garden stone setting out, 200 503 lower ground rear patio setting out, IMGs 7313, 7312 and 7311

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 approval of details (listed building):

     The site is a grade-II-listed late-19th-century semi-detached house in painted brick that makes a positive contribution to the Hampstead Conservation Area.

     The applicant wishes to discharge condition 4b (Details of the external re-

surfacing) of application 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)

He has supplied diagrams and samples showing appropriate materials and demonstrating no harm will be caused o the grade II listed building and so the condition is discharged.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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 D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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.

You can find advice about your rights of appeal at:

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

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning