

Application ref: 2018/4100/L  
Contact: Nick Baxter  
Tel: 020 7974 3442  
Date: 26 October 2018

**Development Management**  
Regeneration and Planning  
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Marek Wojciechowski Architects  
66-68 Margaret Street  
London W1W 8SR

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 4f of 2016/6175/L (ballustrade)

Drawing Nos: 400 202 rear garden step balustrade, 400 201 rear proposed balustrade, 400 203 front lightwell ballustrade

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 The applicant wishes to close condition 4f (Details of the proposed external balustrades) 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.)

The applicant has supplied drawings showing a suitably designed plain metal external balustrades.

The proposed works will not harm the special interest of the grade-II-listed building.

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

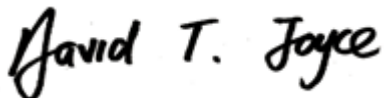
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 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.
- 3 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).

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