

Application ref: 2023/0127/L
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Date: 19 April 2023

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Avis Appleton & Associates
11 Barmouth Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
30 New End
London
Camden
NW3 1JA

Proposal: Internal room layout alterations at ground and first floor including minor demolition of structural wall.

Drawing Nos: 22:9010:07A; 22:9010:06A; 22:9010:04A; 22:9010:09A;
22:9010:06SK05; 22:9010:08; 22:9010:03; 22:9010:02B;

The Council has considered your application and decided to grant Listed Building Consent 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: 22:9010:07A; 22:9010:06A; 22:9010:04A; 22:9010:09A; 22:9010:06SK05; 22:9010:08; 22:9010:03; 22:9010:02B

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 proposed development seeks the internal reconfiguration of the property and minor internal demolition works. The internal reconfiguration includes removing a section of solid wall to increase the ground floor opening by 1m, leading into the rear outrigger, and replacement of a steel beam overhead. In the main property, the proposals include the removal of existing worktops and units to reveal original features. There are no external works proposed.

The proposed internal alterations are considered acceptable in terms of design and impact, and will preserve the character and appearance of the host listed building and conservation area.

Following comments from the Council's Conservation Officer, the proposal has been revised to remove the sub-division of the back ground floor rooms, which will be retained as existing and is thus considered acceptable.

The associated internal alterations and minor demolition are acceptable in listed building terms and will not harm any historic fabric or plan form.

No objections were received in response to the public consultation. The site's planning history has been taken into account when making this decision.

Special attention 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 Building and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the NPPF 2021.

- 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer