

Application ref: 2023/0310/L  
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**Development Management**  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**105 South End Road**  
**London**  
**NW3 2RJ**

Proposal: Alteration of existing part two-storey and part-single storey rear extension.

Drawing Nos: 1515\_041\_A; 1515\_11\_C; 1515\_120\_C; 1515\_020\_C; 1515\_040\_C;  
1515\_001\_A; 1515\_002\_B; 1515\_010\_A; 1515\_140\_C.

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- 1515\_041\_A; 1515\_11\_C; 1515\_120\_C; 1515\_020\_C; 1515\_040\_C; 1515\_001\_A; 1515\_002\_B; 1515\_010\_A; 1515\_140\_C.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed development seeks the alteration of the existing part two-storey and part-single storey rear extension.

The proposed alterations would be identical to those previously approved under references 2015/3744/P and 2015/3949/L. It is not considered that there are any material changes including revisions to the London, NPPF or Camden's CPGs that would alter the Council's previous assessment of the proposals.

The alterations are considered appropriate by virtue of the use of lightweight materials and subordinancy to the host dwelling. The proposed increase in depth of 1.3m of the single storey extension is considered acceptable as it will remain recessed from the two storey closet wing. The re-use of glazing to replace the existing glazed extension, including the introduction of sliding glazed doors and the replacement of the rear door entrance with painted double timber doors into the closet wing is considered appropriate.

Whilst the development will have some visual impact, such an extension in this location is not considered harmful to the special interest of the listed building or appearance of the host building, street scene or the Hampstead Conservation Area by virtue of its similar design and appearance to the existing rear extensions.

No objections have been received. The site's planning history has been taken into account prior to making this decision and 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 proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and National Planning Policy Framework 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