

Application ref: 2022/5321/P
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Date: 22 June 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

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planning@camden.gov.uk
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Charles Tashima Architecture
Unit 12A
Blackstock Mews
London
N4 2BT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
79 South End Road
London
Camden
NW3 2RJ

Proposal: Installation of shed in rear garden, replacement of external staircase to the rear, new doors and windows at ground floor level and a canopy over the existing western side door.

Drawing Nos: Location Plan 001, Existing Site Plan 002, Proposed Site Plan 003, Existing Lower Ground Floor Plan 100, Existing Ground Floor Plan 101, Existing First Floor Plan 102, Existing Second Floor Plan 103, Existing Roof Plan 104, Proposed Lower Ground Floor Plan 110 Rev A, Proposed Ground Floor Plan 111 Rev A, Proposed First Floor Plan 112, Proposed Second Floor Plan 113, Proposed Roof Plan 114, Existing Front Elevation (North-East) 200, Existing Side Elevation (North-West) 201, Existing Rear Elevation (South-West) 202, Existing Section A 203 Rev A, Existing Section B 204, Proposed Front Elevation (North-East) 210, Proposed Side Elevation (North-West) 211, Proposed Rear Elevation (South-West) 212, Proposed Section A 213 Rev A, Proposed Section B 214 Rev A.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans- Location Plan 001, Existing Site Plan 002, Proposed Site Plan 003, Existing Lower Ground Floor Plan 100, Existing Ground Floor Plan 101, Existing First Floor Plan 102, Existing Second Floor Plan 103, Existing Roof Plan 104, Proposed Lower Ground Floor Plan 110 Rev A, Proposed Ground Floor Plan 111 Rev A, Proposed First Floor Plan 112, Proposed Second Floor Plan 113, Proposed Roof Plan 114, Existing Front Elevation (North-East) 200, Existing Side Elevation (North-West) 201, Existing Rear Elevation (South-West) 202, Existing Section A 203 Rev A, Existing Section B 204, Proposed Front Elevation (North-East) 210, Proposed Side Elevation (North-West) 211, Proposed Rear Elevation (South-West) 212, Proposed Section A 213 Rev A, Proposed Section B 214 Rev A.

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 D1 and D2 of the London Borough of Camden Local Plan 2017 and policy DH1 and DH2 of the Hampstead Neighbourhood Plan 2018-2033.

Informative(s):

- 1 Reasons for granting permission/consent-

The application site comprises a Grade II listed early 19th century stucco house that is three storeys in height, with a large lower-ground-floor side/rear extension that undercuts a later 19th century wing. The site is within the Hampstead Conservation Area.

The proposal seeks planning permission for the installation of a rear extension to an existing doorway via a link, replacement of an external staircase to the rear, new doors and windows at ground floor level and a canopy of the existing western side door.

The Council's Conservation Officer has reviewed the proposal, and notes that the rear extension is to be attached to an existing doorway which is not historic, and the external staircase which is to be altered is a modern staircase, and that the proposal is acceptable. The proposal is considered to preserve the character and appearance of the host building and conservation area.

The proposal is not considered to cause any adverse impact on the amenity of

adjoining residential occupiers. With respect to the rear extension, this is to be located at ground floor level, adjoining the façade of 77 South End Road and the doors and windows associated with this extension will face out towards the rear garden of the subject site, as opposed to towards adjoining residential occupiers. The replacement staircase is to be located in the same general area as the existing staircase, thereby ensuring no new amenity related effects. The new doors and windows at ground floor level, given their location, size and openings in comparison to the existing doors and windows will not result in any unacceptable amenity related effects.

No objections have been received to the public consultation. 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 listed building and its features of special architectural or historic interest, under s.66 of the Planning (Listed Building and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018-2033. The proposed development also accords with the London Plan 2021 and the NPPF 2021.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 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).

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:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer