

Application ref: 2023/0328/L
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
Date: 22 June 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Charles Tashima Architecture
Unit 12A
Blackstock Mews
London
N4 2BT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
79 South End Road
London
Camden
NW3 2RJ

Proposal: Internal works including changes to internal layout, new replacement staircase, changes to existing openings, new doors and installation of glazed and glass screens.

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 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: 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: 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 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 internal works to include changes to the internal layout, a new replacement staircase, changes to existing openings, new doors and the installation of glazed and glass screens.

Following a revision, based on comments received from Council's Conservation Officer, a proposal to install a jib door in the small principal ground-floor front room abutting the chimney breast has been removed. This doorway has now been moved to an inconspicuous corner of the rear room, which does not have a chimney breast. Given the revised drawings, the Council's Conservation Officer has confirmed that the proposal is now acceptable from a conservation perspective.

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

No objections were received in response 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.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and DH2 of the Hampstead Neighbourhood Plan 2018-2033. The proposed development also accords with the London Plan 2021 and the 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.
- 3 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.
- 4 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.

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



Daniel Pope, Chief Planning Officer