

Application ref: 2024/1025/L
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Gateley Smithers Purslow
Glaston Hall
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United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**77 South End Road
London
Camden
NW3 2RJ**

Proposal:

Internal repairs to internal structure including walls, stairs and flooring following fire damage.

Drawing Nos: 233278 00; 233278 101 Rev A; 233278 102 Rev A; 233278 103 Rev A; 233278 104 Rev A; 233278 105 Rev A; 233278 106; 233278 107; 233278 108; 233278 109; HERITAGE SCHEDULE OF WORKS IN SUPPORT OF REPAIR WORKS AT 77 SOUTH END ROAD, London NW3 2RJ (13 May 2024);

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:

233278 00; 233278 101 Rev A; 233278 102 Rev A; 233278 103 Rev A; 233278 104 Rev A; 233278 105 Rev A; 233278 106; 233278 107; 233278 108; 233278 109; HERITAGE SCHEDULE OF WORKS IN SUPPORT OF REPAIR WORKS AT 77 SOUTH END ROAD, London NW3 2RJ (13 May 2024);

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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Method of repair to the staircase showing which parts will be retained, and any new replacement sections, balustrade and handrail.

b) Method of repair for ground floor hallways floor joists showing which parts will be retained, and any new or replacement joists.

c) Any replacement features, including cornices, doors, skirting boards and fireplaces.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 Reasons for granting listed building consent:

The application building is a grade II listed building, dating from the early nineteenth century. It is one of a pair of houses, but designed to appear as one. The building's special interest is partly derived from its facades, group value and internal plan form and historic fabric which demonstrate domestic architecture from this period.

An approved scheme was being implemented, when a fire broke out in the building causing significant damage. Repairs will be undertaken to the interior, however, in places the fabric of the building is irreparable and will be replaced using materials and details to match what was there before the fire.

When implemented, the building's interior will appear as before. Although some historic fabric will be lost, this will only be where it is unavoidable.

The special interest of the listed building has therefore been preserved.

As the works are internal to a grade II listed building, no public consultation was required. No comments have been received for this application from either the public or local groups.

The site's planning history was taken into account when arriving at this decision.

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 proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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

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

Daniel Pope
Chief Planning Officer